



## The Holdens, Bosham, Chichester, PO18 8LN

- A Superb Four Double Bedroom Semi-Detached House
- Impressive Lounge/Diner
- Prime Bosham Location
- Modern Fitted Kitchen

## ASKING PRICE OF £675,000

- Driveway With Parking For Two Cars
- Sunny Front & Rear Patio Gardens
- Freehold
- Bosham Harbour Within Walking Distance





Nestled in the picturesque village of Bosham, this charming four-bedroom semi-detached house on The Holdens offers a delightful blend of character, modern features, and a desirable location. Boasting front and rear patio gardens, off-street parking, an en suite bathroom with a roll-top bath, a modern fitted kitchen with a range cooker, an impressive through lounge diner, and a downstairs WC toilet, this property presents an ideal opportunity for those seeking a comfortable and stylish family home.

As you approach the property, you'll be greeted by its attractive exterior and the convenience of off-street parking, ensuring a hassle-free arrival. The front patio garden provides a welcoming entrance and a space to enjoy the outdoors.

Upon entering the house, you'll be immediately struck by the character and warmth it exudes. The ground floor features an impressive through lounge diner, offering a spacious and versatile area for relaxation, entertaining, and family gatherings. The room is flooded with natural light, creating a bright and inviting atmosphere. The layout allows for various seating arrangements, accommodating both formal and informal occasions.

The modern fitted kitchen is a highlight of the property, featuring sleek cabinetry, ample storage space, and a range cooker that will delight any cooking enthusiast. This well-designed space provides the perfect setting for preparing delicious meals and enjoying casual dining. The kitchen also offers close access to the rear patio garden, making outdoor dining and entertaining a breeze.

Upstairs, the master bedroom is a true retreat, complete with an en suite bathroom featuring a luxurious roll-top bath. This private sanctuary offers a tranquil space to unwind and indulge in relaxation. The three additional bedrooms are well-proportioned, providing comfortable accommodation for family members or guests. The shared bathroom is tastefully appointed and ensures convenience for the household.

Both the front and rear patio gardens offer outdoor spaces to enjoy the fresh air and create your own oasis. Whether it's sipping morning coffee on the front patio or hosting a barbecue in the rear garden, these areas provide opportunities for relaxation and outdoor activities.

Located in the sought-after village of Bosham, this property benefits from a desirable location with easy access to local amenities, schools, and the stunning Bosham Quay. The village offers a rich history, picturesque surroundings, and a vibrant community atmosphere.

In summary, this charming four-bedroom semi-detached house on The Holdens in Bosham presents a wonderful opportunity to own a characterful home in a desirable location. With front and rear patio gardens, off-street parking, an en suite bathroom with a roll-top bath, a modern fitted kitchen, and an impressive through lounge diner, this property offers comfortable living spaces and modern conveniences. Don't miss the chance to make this delightful house your home and enjoy the idyllic lifestyle that Bosham has to offer.





# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM

25' 5" x 10' 7" (7.78m x 3.24m)

DINING ROOM

12' 9" x 11' 6" (3.88m x 3.51m)

BEDROOM FOUR

15' 11" x 7' 8" (4.85m x 2.35m)

W/C

KITCHEN

11' 2" x 10' 8" (3.41m x 3.26m)

## FIRST FLOOR

MASTER BEDROOM

13' 8" x 13' 7" (4.18m x 4.13m)

EN SUITE BATHROOM

BEDROOM TWO

11' 3" x 10' 7" (3.43m x 3.22m)

BATHROOM

BEDROOM THREE

11' 1" x 9' 5" (3.38m x 2.87m)

## OUTSIDE

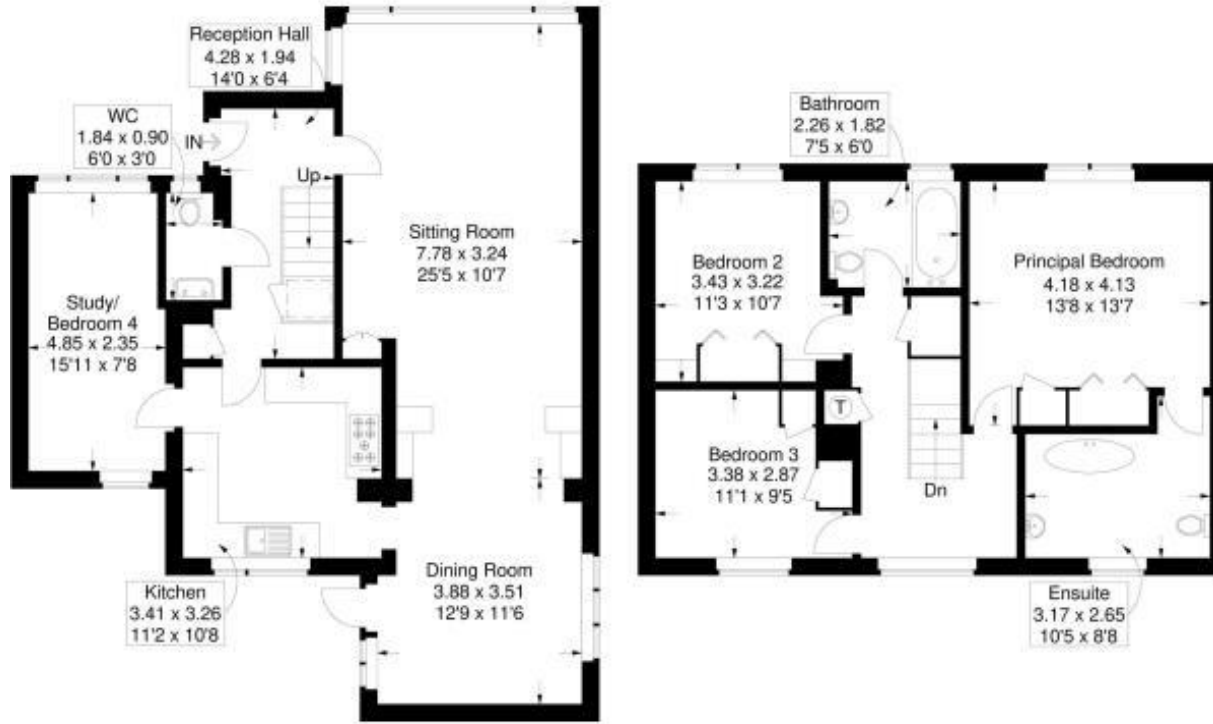
DRIVEWAY

FRONT AND REAR PATIO GARDEN



## The Holdens, Bosham

Approximate Gross Internal Area = 140.3 sq m / 1510 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 0.5 sq m / 5 sq ft  
 Total = 140.8 sq m / 1515 sq ft



Ground Floor

First Floor

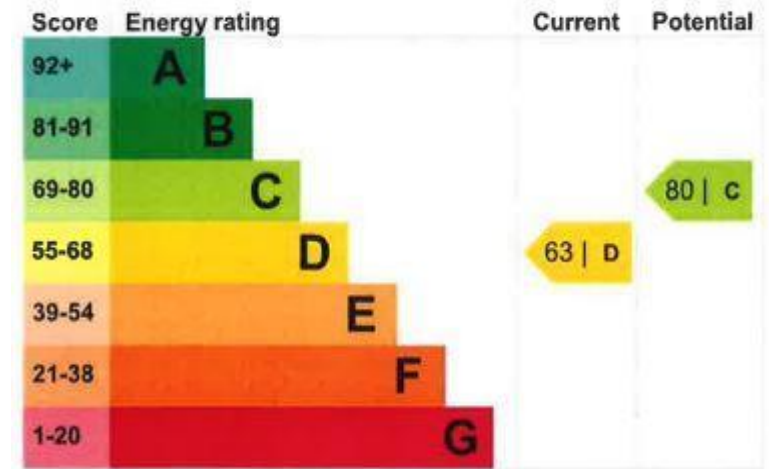
= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Picture this...

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into town and really soak up Chichester's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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