

Main Road, Bosham, Chichester, PO18 8EH

ASKING PRICE OF £2300 PCM



- **A Rare Newly Refurbished Detached House For Rent**
- **Excellent Decorative Order**
- **Highly Sought After Position In Bosham**
- **Private Off-Street Parking**
- **Long Term Rental Opportunity**

# Main Road, Bosham, Chichester, PO18 8EH



As you approach Nursery Cottage, you'll be captivated by its idyllic location and stunning views across the surrounding fields. The peaceful and picturesque setting provides a serene backdrop for daily life. Upon entering the property, you'll immediately notice the modern features and attention to detail. The downstairs features underfloor heating, ensuring a cozy and comfortable atmosphere throughout. The open plan living room and dining room offer a spacious and versatile area for relaxation and entertaining. The natural light floods the space, creating a bright and inviting ambiance. The modern fitted kitchen is well-equipped with high-quality appliances and ample storage space, making it a pleasure to prepare meals and entertain guests. The kitchen also provides access to the patio allowing for seamless indoor-outdoor living.

Upstairs, you'll find two double bedrooms, both boasting built-in wardrobes, providing ample storage space for clothing and personal belongings. The bedrooms offer comfortable and private retreats, ensuring a peaceful night's sleep. The upstairs bathroom is tastefully designed and features modern fixtures and fittings including extra-large bath for a perfect soak after a long day. Additionally, there is a convenient downstairs walk-in shower room, adding to the practicality of the property.

The large garden is a true highlight of Nursery Cottage, offering a generous outdoor space for relaxation, play, and entertaining. With a well-maintained lawn and a separate patio area, it provides ample opportunities for enjoying the outdoors and hosting gatherings. The property also benefits from off-street parking for multiple cars, ensuring convenience for residents and visitors alike. Additionally, there is a separate storage outbuilding, providing extra space for storing tools, bicycles, or other belongings.

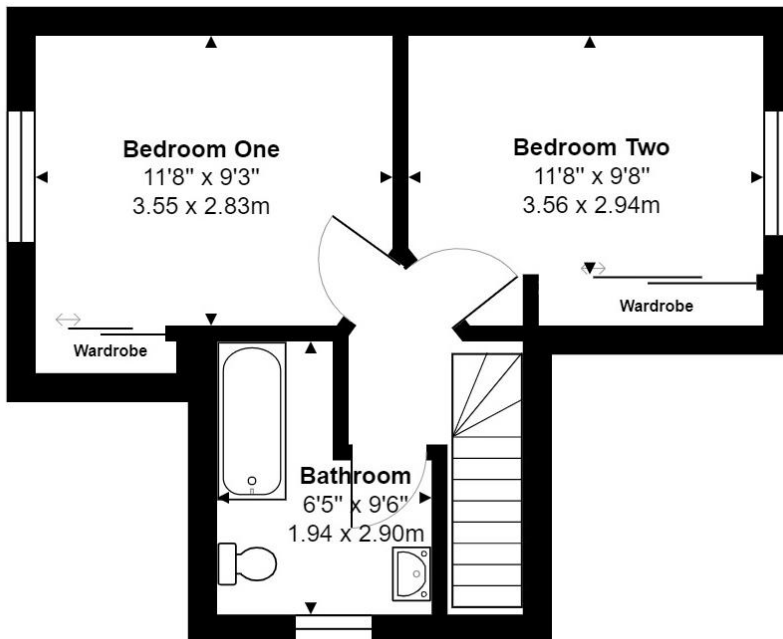
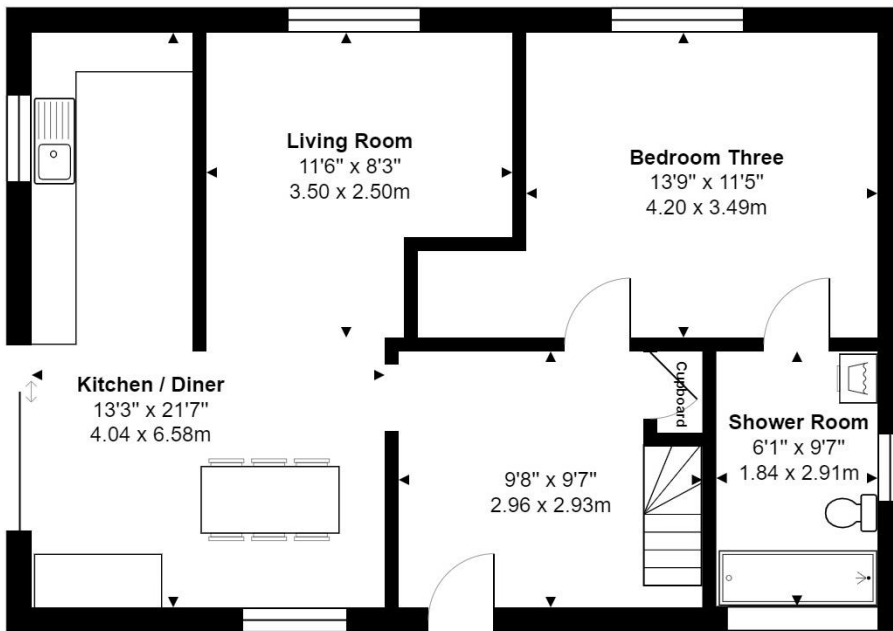
Located in the desirable village of Bosham, this property offers easy access to local amenities, schools, and the stunning Bosham Quay. The village is renowned for its rich history, picturesque surroundings, and a vibrant community atmosphere.



## 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 to the Crown & Anchor and really soak up Dell Quay picturesque atmosphere by enjoying some award-winning seafood with unrivalled sea views.



Total Area: 1017 ft<sup>2</sup> ... 94.5 m<sup>2</sup>

## Accommodation

### GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM  
11' 6" x 8' 3" (3.50m x 2.50m)

KITCHEN/DINER  
13' 3" x 21' 7" (4.04m x 6.58m)

BEDROOM THREE  
13' 9" x 11' 05" (4.20m x 3.49m)

SHOWER ROOM  
6' 01" x 9' 07" (1.84m x 2.91m)

### FIRST FLOOR

LANDING

BEDROOM ONE  
11' 08" x 9' 03" (3.55m x 2.83m)

BEDROOM TWO  
11' 08" x 9' 08" (3.56m x 2.94m)

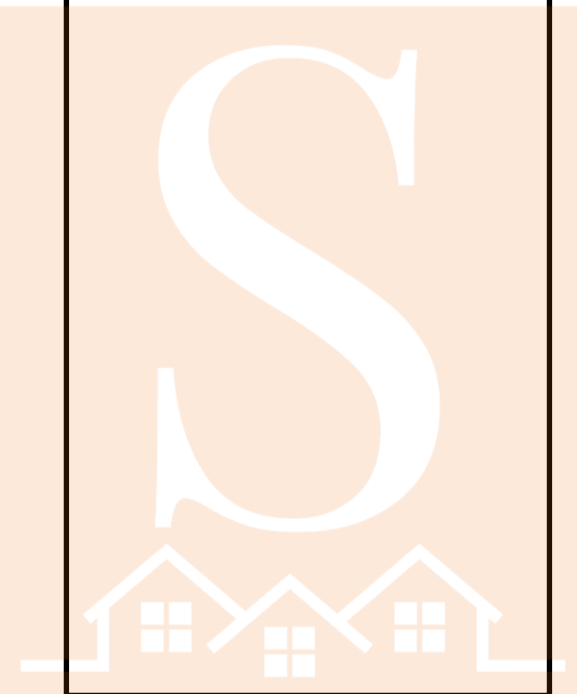
BATHROOM  
6' 05" x 9' 06" (1.94m x 2.90m)

### OUTSIDE

LARGE GARDEN

OUTHOUSE STORAGE

DRIVEWAY





## What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on [info@soloestates.co.uk](mailto:info@soloestates.co.uk) and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

## Helpful Letting Information

We recognise that letting a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

## Directions

For directions to this property please contact us.

## Solomons Estate Agents

**01243 624 637**

[info@soloestates.co.uk](mailto:info@soloestates.co.uk)

The Old Boat House, Bosham Lane, Bosham, PO18 8HS

[www.soloestates.co.uk](http://www.soloestates.co.uk)