



4 Harbour Cottages, Bosham

A delightful Grade II listed cottage situated in the beautiful waterside village of Old Bosham



- ▶ An ideal main home or weekend retreat
- ▶ Situated in the heart of the village
- ▶ South west aspect walled courtyard garden
- ▶ Contemporary kitchen and shower room
- ▶ Charming Grade II listed cottage
- ▶ Sea views
- ▶ Steeped in charm and character
- ▶ Gas central heating (underfloor on the ground floor)
- ▶ No onward chain

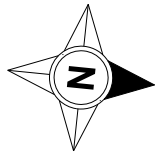
Introducing this exquisite three bedroom terraced cottage, an absolute gem nestled within the idyllic waterside village. This charming Grade II listed cottage offers delightful harbour views from the second floor bedroom, providing an enchanting backdrop for a peaceful and relaxing lifestyle.

Situated in a dedicated National Landscape, formerly known as an area of outstanding natural beauty, this property boasts a quiet backwater setting, just one row from the waterfront. As you step inside, you can't help but admire the wealth of character features that adorn this residence. Exposed beams, sash windows, and an open fireplace with a wood burner create a warm and inviting ambience that evokes nostalgic charm and history.

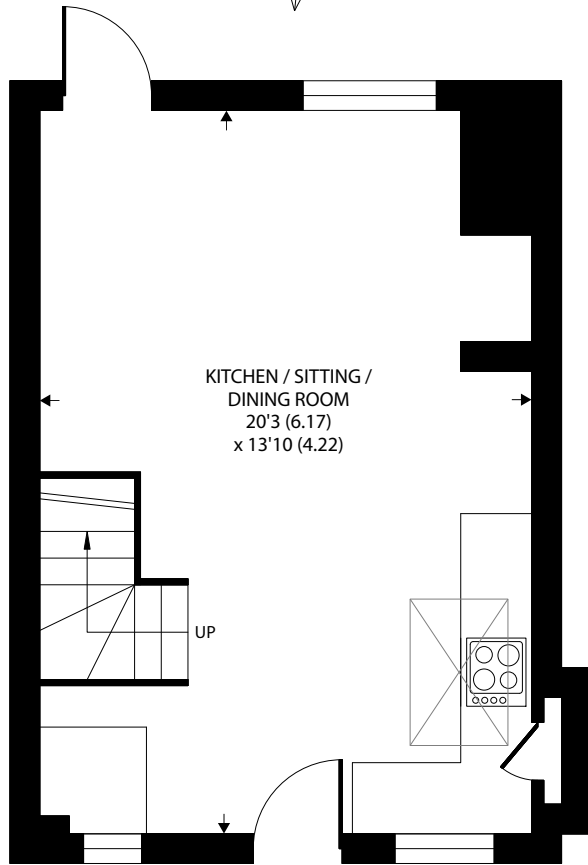
This property beautifully combines the character of a bygone age with modern conveniences. The contemporary kitchen and shower room are designed to offer the perfect balance of functionality and sophistication. Ideal for those with a passion for cooking or hosting guests, the kitchen provides an elegant space for culinary creativity to flourish.

Stepping outside, a south west facing walled courtyard garden awaits you. The perfect spot for al fresco dining or simply enjoying a morning coffee as you soak up the tranquillity of your surroundings. Access to the water is conveniently available through neighbouring gardens, allowing you to embrace the joys of waterfront living.

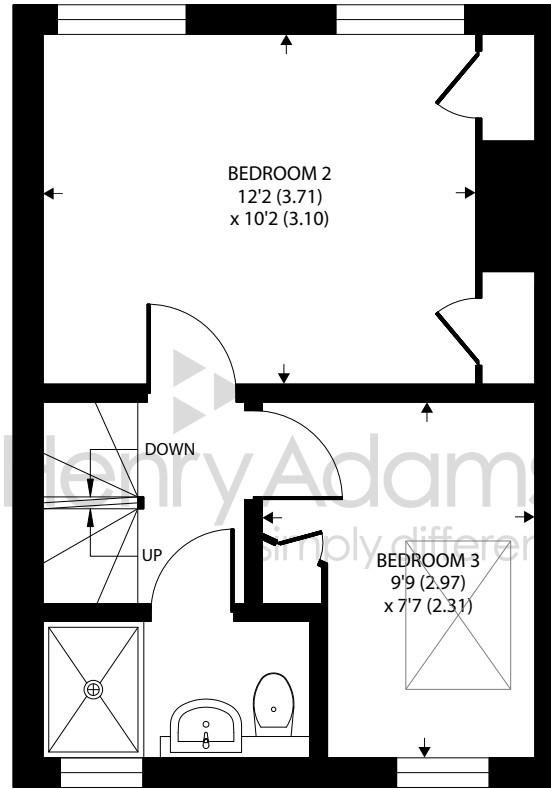




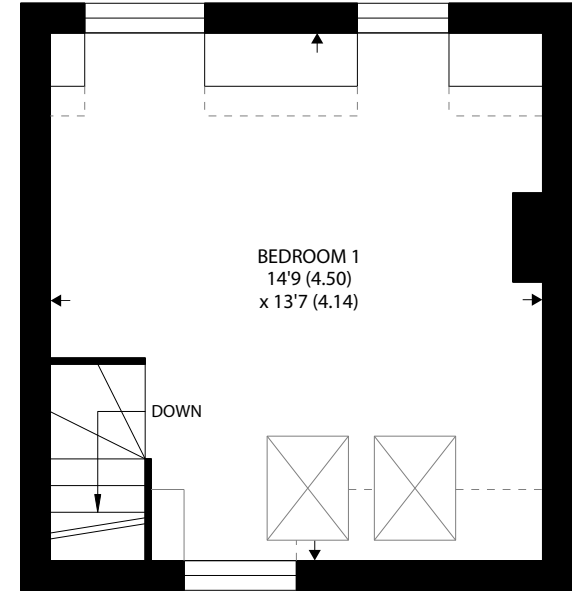
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 736 sq ft / 68.3 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Total = 770 sq ft / 71.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The ancient and picturesque village of Bosham is one of Britain's most popular sailing venues, situated towards the eastern end of Chichester Harbour, an Area of Outstanding Natural Beauty close to Chichester. There is an excellent sailing club which offers instruction for all ages and has an extensive programme of sailing and social events. There are two excellent pubs in the centre and a small supermarket on the outskirts of the village. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria.

Directions

From Chichester proceed west on the A259. At the roundabout with The White Swan public house in North Bosham take the first exit off into Delling Lane. Turn right at the junction into Bosham Lane and proceed toward the harbour. On reaching Old Bosham then turn left into the main village pay and display car park (what3words.com/craft.gross.drummers). From the car park proceed on foot down to the foreshore and turn right into The High Street. Turn left after The Anchor Bleu and the private alley way to the cottages is on the right after three garages. what3words.com/stutter.feared.regaining. Chichester District Council - 23/24 Tax Band E £2,565.21

