



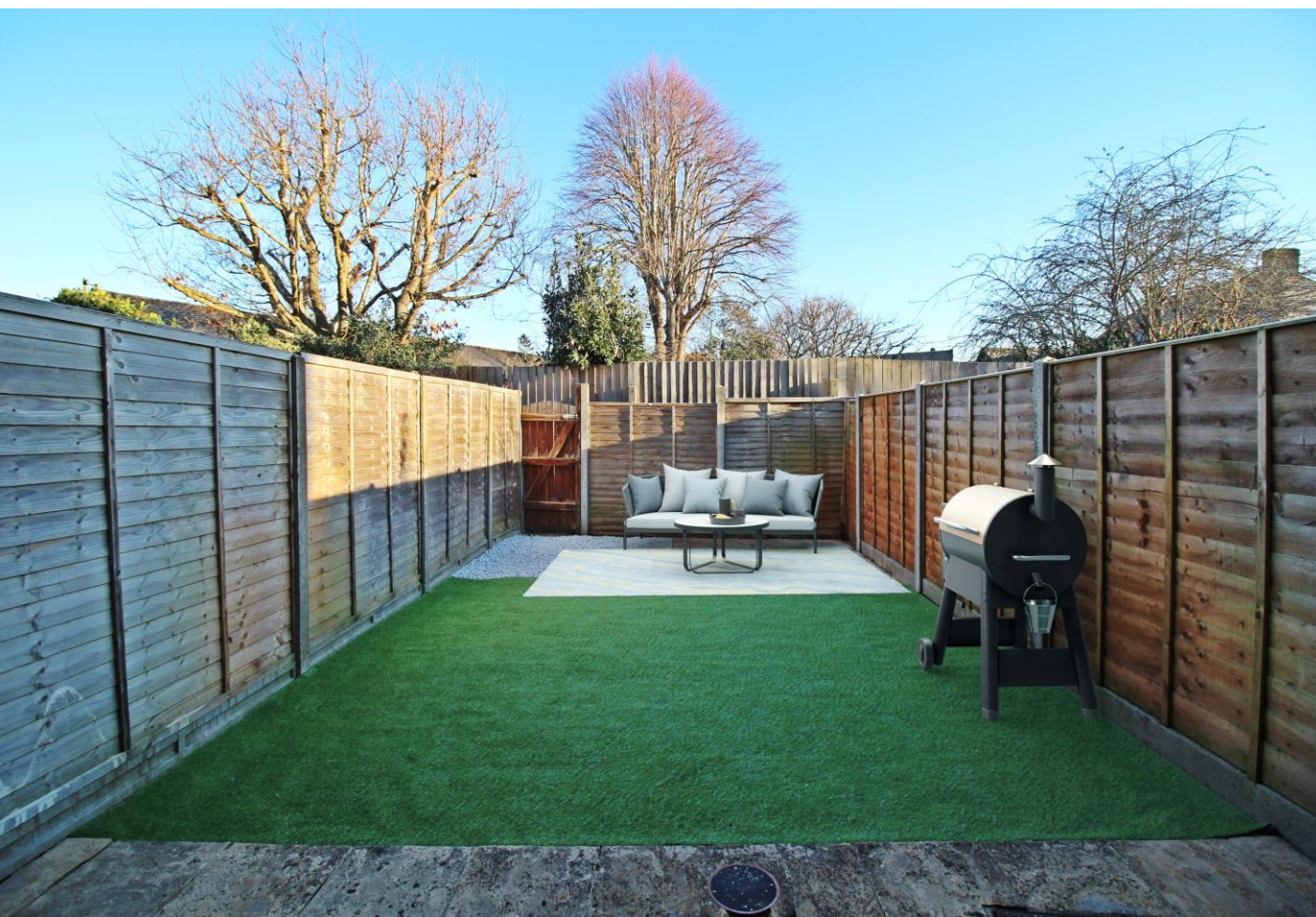
## Hamilton Gardens, Bosham, Chichester, PO18 8BY

- An Impressive Three Bedroom Mid Terrace House
- Open Plan Lounge Diner
- Modern Family Bathroom
- Prime Bosham Location

GUIDE PRICE £375,000 - £400,000

- Driveway With Parking For Two Cars
- Well Presented Throughout
- Excellent Local Schools Nearby
- Sunny Rear Patio Garden





Welcome to this charming mid-terrace house located in the desirable Hamilton Gardens, Bosham. This property offers a comfortable and spacious living environment, perfect for families or those looking for a cosy home.

Upon entering, you are greeted by an inviting entrance hall that leads to a separate kitchen. The kitchen features a serving hatch, allowing for easy communication and interaction with the lounge diner. This layout creates a seamless flow between the two spaces, making it ideal for entertaining guests or spending quality time with family.

The lounge diner, situated at the back of the property, is a bright and airy space. It boasts double doors that open up to a delightful patio garden, providing a tranquil outdoor retreat. Whether you enjoy gardening, hosting barbecues, or simply relaxing in the fresh air, this garden offers a perfect space to unwind. You also have rear access for convenience.

Conveniently located downstairs, you'll find under stairs w/c, adding an extra level of convenience for residents and guests alike.

Moving upstairs, the property offers a master bedroom positioned at the front. This room features a double built-in wardrobe, providing ample storage space for your belongings. Additionally, there are two smaller bedrooms one of which also offers a built-in wardrobe, both located towards the rear of the house, offering comfortable living spaces for family members or guests. Nestled between these bedrooms is a modern family bathroom, complete with a bath and shower, catering to all your bathing needs. Last but certainly not least for upstairs is the loft space meaning this property offers huge potential for a loft conversion (STP).

Outside, the property boasts curb appeal with an attractive frontage. You'll also find a driveway capable of accommodating two cars, ensuring convenient parking for residents and visitors.

Hamilton Gardens is a sought-after location in Bosham, known for its peaceful surroundings and close proximity to amenities such as convenience stores and Bosham train station. The village of Bosham itself offers a picturesque setting, with its historic buildings, charming harbour, and scenic walks along the waterfront. The area is well-connected, with easy access to nearby towns and cities, making it an ideal location for commuters.

Overall, this three-bedroom, one-bathroom mid-terrace house in Hamilton Gardens, Bosham, presents a wonderful opportunity to own a comfortable and well-appointed home in a desirable location. Don't miss out on the chance to make this property your own and enjoy the benefits of a peaceful and convenient lifestyle.





# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY  
9' 01" × 13' 05" (2.78m × 4.10m)

LOUNGE / DINER  
15' 02" × 13' 06" (4.63m × 4.12m)

KITCHEN  
7' 04" × 11' 03" (2.24m × 3.42m)

W/C

## FIRST FLOOR

LANDING

BEDROOM ONE  
10' 07" × 9' 02" (3.21m × 2.80m)

BEDROOM TWO  
6' 08" × 10' 06" (2.02m × 3.19m)

BEDROOM THREE  
6' 07" × 7' 10" (2.00m × 2.39m)

BATHROOM

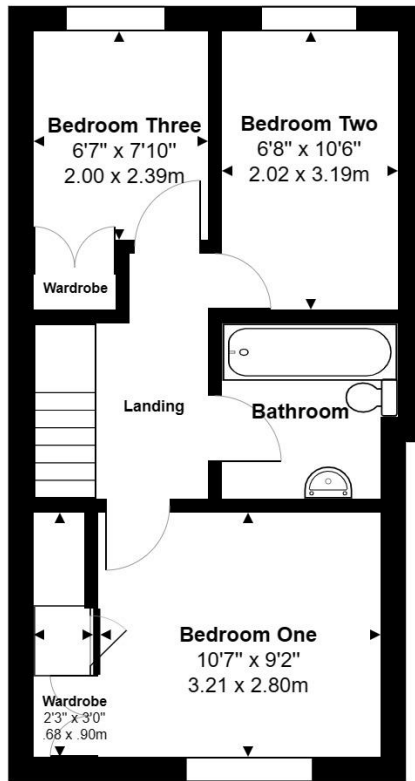
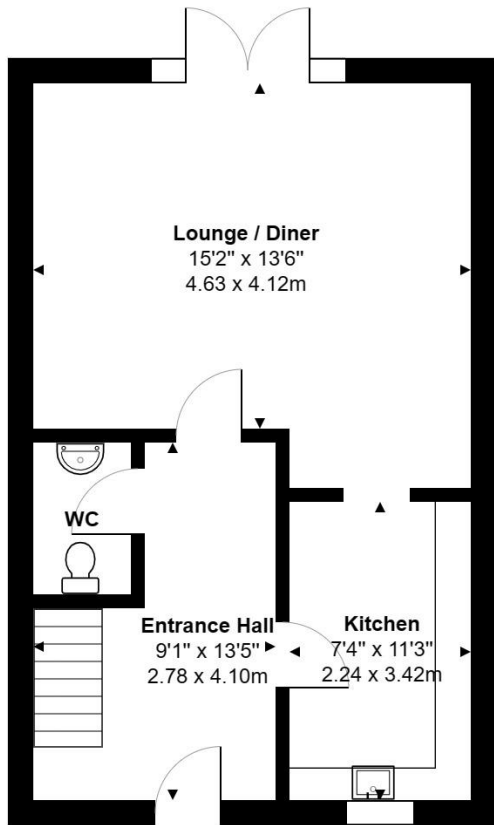
## OUTSIDE

DRIVEWAY

SUNNY REAR GARDEN



# Picture this...



Total Area: 810 ft<sup>2</sup> ... 75.3 m<sup>2</sup>

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 walk down to the Quay and really soak up Bosham's peaceful but vibrant atmosphere? Enjoy the most picturesque views across the harbour with plenty of eateries on offer for a quick bite. This village really is known for its laid-back lifestyle.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 75 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 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