



Shirley Cottage, Canute Road, Bosham, PO18 8JF

- An Impressive Three Double Bedroom Detached Family Home
- Separate Fitted Kitchen
- Dining Room And Living Room
- Prime Old Bosham Location

OFFERS IN EXCESS OF £850,000

- Driveway With Double Garage
- Enclosed Private Wrap-Around Gardens
- Excellent Local Schools Nearby
- Easy Access To A27 & Train Station



A rare opportunity to buy a family property in a much sought after area of the famous West Sussex village of Bosham. Situated just a stroll to the water's edge, this impressive, detached home on Canute Road sits in one of West Sussex's most desirable locations.

As you enter the property, you are greeted by a large entrance hallway, creating a warm and welcoming atmosphere as soon as you step inside. The ground floor features a separate living room, which boasts French doors that lead out to the beautiful garden. This allows for plenty of natural light to fill the room, creating a bright and airy space.

Additionally, there is a separate dining room perfect for entertaining and dinner parties and this connects to the well-appointed kitchen. The kitchen itself is not only functional but also features an open-plan utility area, providing convenience and practicality. The kitchen also has a door that leads out to a garden path that runs along the rear of the property. Adjacent to the kitchen is a boot room with a door into the double garage. The current owner used it for boat and bikes storage.

On the ground floor there is a third large bedroom, which has doubled up as a home office. This versatile space can be adapted to suit your needs, whether it be a study, playroom or additional living area.

Moving upstairs, you will find two spacious double bedrooms, both offering comfortable and private spaces. These bedrooms are complemented by a well-appointed family bathroom nestled in between them, providing convenience for the whole family. The master bedroom is particularly impressive, featuring built-in wardrobes that offer ample storage space. Additionally, the master bedroom boasts an ensuite bathroom, complete with a walk-in shower.



Outside, the property offers a large garden on two sides, providing plenty of space for outdoor activities and relaxation. The garden also features a patio area – perfect for al fresco dining and enjoying the sunshine.

The property boasts a generous driveway, ensuring ample parking if the garage is on boats and bikes duty.

As you can see from the photos, the property is ripe for expansion and is an ideal space for those seeking a comfortable and convenient family home in a highly desirable area.

Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

18' 11" x 15' 03" (5.76m x 4.64m)

DINING ROOM

15' 10" x 8' 06" (4.82m x 2.58m)

KITCHEN

8' 09" x 8' 06" (2.66m x 2.58m)

UTILITY ROOM

11' 02" x 8' 06" (3.40m x 2.58m)

BOOT ROOM

4' 04" x 6' 08" (3.40m x 2.58m)

BEDROOM THREE

20' 05" x 8' 07" (6.22m x 2.62m)

FIRST FLOOR

BEDROOM ONE

14' 06" x 13' 07" (4.42m x 4.14m)

EN SUITE

7' 07" x 6' 01" (2.30m x 1.86m)

BEDROOM TWO

12' 10" x 13' 07" (3.92m x 4.14m)

BATHROOM

7' 07" x 6' 01" (2.30m x 1.86m)

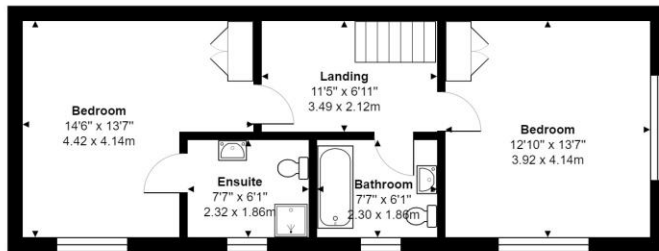
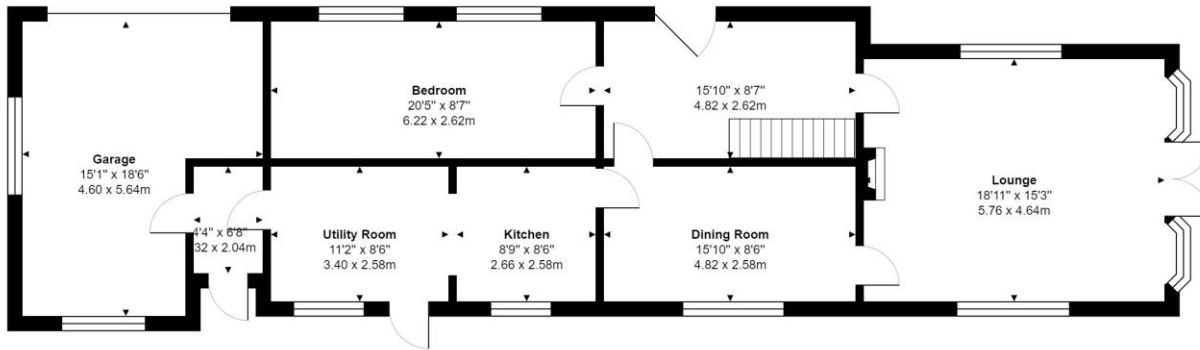
OUTSIDE

DIVEWAY & DOUBLE GARAGE

WRAP AROUND GARDEN



Picture this...



Total Area: 1756 ft² ... 163.2 m²

All measurements are approximate and for display purposes only

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 go for a short walk onto to the Harbour and really soak up Bosham's peaceful atmosphere, explore the wide range of pubs and eateries on offer whilst taking in picturesque views across the water. This village really is known for its tranquillity and lifestyle.

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	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 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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