



Station Road, Chichester, West Sussex, PO18 8NG

- An Impressive Four Double Bedroom Detached Family Home
- Separate Kitchen Breakfast Room
- Superb Sitting Room
- Prime Bosham Location

Offers In The Region Of £800,000

- Driveway & Garage
- Enclosed Private Front & Rear Gardens
- Excellent Local Schools Nearby
- Easy Access To A27 & Bosham Station



Discover the charm and potential of this well-presented four-bedroom detached house, nestled in the heart of Bosham on Station Road. This delightful home, while requiring some updating, offers a unique opportunity to craft your dream living space in one of the most sought-after locations. With a spacious and vibrant West-facing rear garden, a garage, and a private driveway, this property is perfect for families and garden enthusiasts alike.

Upon entering, you are greeted by a well-defined layout that perfectly balances comfort and functionality. The ground floor boasts a delightful living room and separate kitchen breakfast room, ideal for culinary enthusiasts, off the living room and through the next hallway is your access to the study area and bright and airy conservatory—perfect for enjoying your morning coffee while soaking in the garden views. The adjacent study provides a quiet space for work or relaxation, while the two ground-floor bedrooms and shower room offer flexibility for guests or additional family members.

The pièce de résistance of this home is the grand and impressive sitting room located on the first floor. This expansive living area, adorned with ample natural light, serves as the central hub for family gatherings and entertaining guests. Its generous proportions and welcoming ambiance make it the standout feature of the property, inviting you to unwind and relish in the serene surroundings.

Complementing the sitting room, the first floor also features two additional bedrooms, including the master suite, ensuring ample accommodation for family and visitors. The layout is thoughtfully designed to offer both privacy and communal spaces, making it a versatile home for various lifestyle needs. You also have the option of making the sitting room the master bedroom meaning having a large and impressive primary bedroom upstairs.

Externally, the property's large West-facing garden is a haven of tranquility, providing a perfect backdrop for outdoor activities, gardening, or simply basking in the sunshine you also have the benefit of an enclosed front garden perfect for anyone wanting a vegetable patch at the front and recreation at the back. The detached garage and driveway enhance the practicality of this charming home, offering ample storage and parking solutions.



Situated in the picturesque village of Bosham, renowned for its historical significance and scenic beauty, this property is ideally positioned to enjoy the best of coastal and rural living. With its timeless appeal and boundless potential, this four-bedroom detached house on Station Road is more than just a home—it's a canvas for your aspirations and a gateway to an enviable lifestyle.

Don't miss this rare opportunity to make this impressive residence your own. Experience the allure of Bosham living in a home that combines character, convenience, and endless possibilities.

Accommodation

GROUND FLOOR

RECEPTION ROOM
21'1" x 13'8" (6.43m x 4.17m)

CONSERVATORY
13'7" x 12'3" (4.14m x 3.73m)

KITCHEN BREAKFAST ROOM
25'3" x 8'0" (7.70m x 2.69m)

STUDY
8'9" x 7'6" (2.67m x 2.29m)

BEDROOM TWO
14' 10" x 8'10" (4.52m x 2.69m)

BEDROOM THREE
11'11" x 9'10" (3.63m x 3.00m)

SHOWER ROOM

FIRST FLOOR

SITTING ROOM
24'1" x 18'5" (7.34m x 5.61m)

BEDROOM ONE
15'10" x 8'11" (4.83m x 2.72m)

EN SUITE

BEDROOM FOUR
9' 10" x 8'11" (3.00m x 2.72m)

OUTSIDE

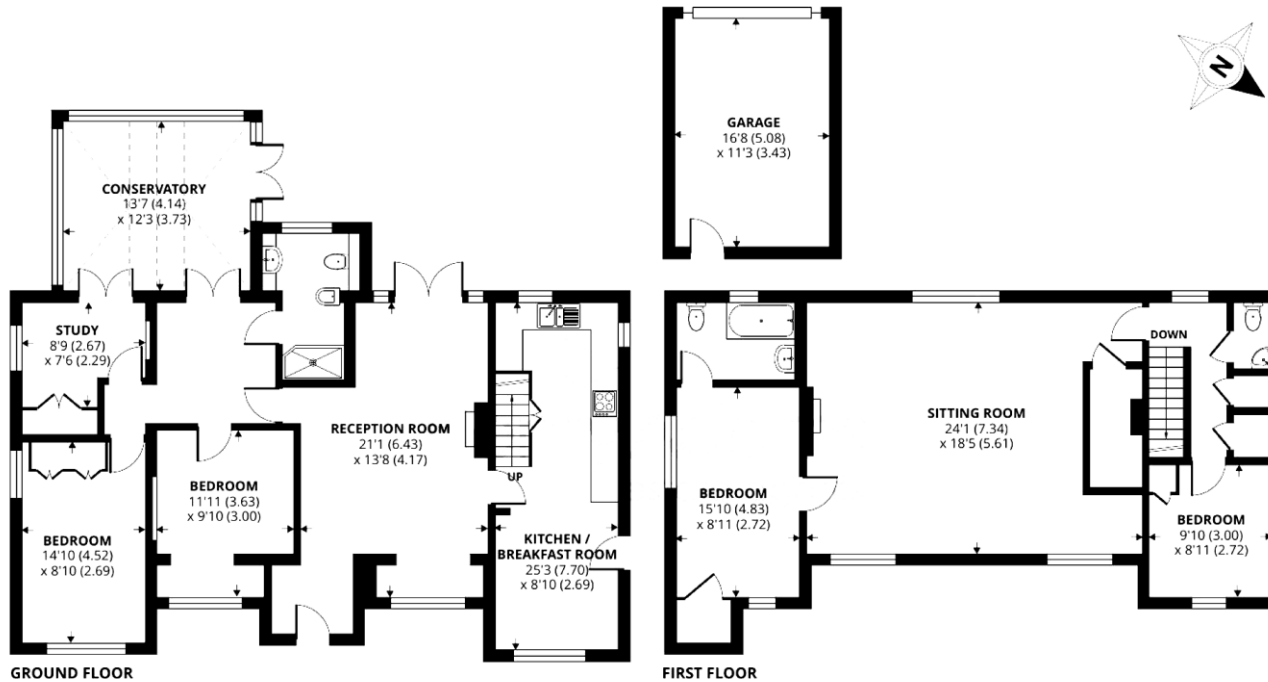
FRONT GARDEN

BACK GARDEN

DRIVEWAY & GARAGE



Picture this...



Approximate Area = 2104 sq ft / 195.4 sq m
 Garage = 189 sq ft / 17.5 sq m
 Total = 2293 sq ft / 212.9 sq m
For identification only - Not to scale

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 Harbour and really soak up the picturesque views and surroundings Bosham has to offer? Explore the wide range of pubs, restaurants and coffee shops on offer. This village really is known for its peaceful, relaxing lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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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