3 Tuffs Hard, Bosham Hoe, West Sussex, PO18 8ET

Guide Price £990,000
3 Tuffs Hard, Bosham Hoe

Family house in the sought after area of Bosham Hoe Private Estate

- Spectacular Views
- Private Estate
- Access To The Water At All Times
- Large Boat House
- Vacant Possession

Number 3 Tuffs Hard has come onto the market for the first time since it was built in the 1940’s, since then it has been occupied by the same seafaring family. The interior requires complete modernisation and planning consent has been granted to extend the house so there is enormous potential to create a fabulous family home in one of the South Coast’s most beautiful and prestigious locations.

The entrance hall leads to a large sitting room with sliding doors to a dining room and conservatory. There is a kitchen, utility and cloakroom. On the first floor there is a master bedroom with en-suite dressing room including a shower and further en-suite bathroom. There are three further bedrooms and a family bathroom. From most of the rooms there are wonderful views to the south across a meadow to the foreshore and the moored yachts in the Itchenor reach of Chichester Harbour. The south facing garden is private and easily maintained, with an area of lawn and patio. The property includes a large double garage or boat house with a generous sail loft above.

Bosham Hoe is an exceptionally beautiful private estate with fields, ancient woodland, a substantial jetty and a slipway for use by the residents who can also keep their dinghies on the field nearby during the summer months. Tamarisk and sea lavender bring colour to the paths around the foreshore and the meadow at Tuffs Hard has been designated as a Site of Special Scientific Interest.

To arrange a viewing call 01243 533377 View details online at henryadams.co.uk
Location
Tuffs Hard is situated in a tranquil position on the exclusive Bosham Hoe Private Estate, about two miles south of the highly regarded harbour village of Bosham. The village has a primary school, two public houses, the popular Millstream hotel/restaurant, tearooms, arts and crafts centre and a large local farm shop with post office and medical centre, all in close proximity. Historically Chichester Harbour has provided a safe anchorage and is now a wonderful centre for sailing with a multitude of moorings for boats and yachts as well as several long established and thriving sailing clubs and marinas. In addition to the facilities at Bosham there are good yachting facilities at Chichester Marina, Birdham Pool, Dell Quay and at Itchenor. Much of the surrounding area and countryside is designated an Area of Outstanding Natural Beauty. A foot and cycle path connects Bosham at Fishbourne to the Salterns Way, a 12 mile path running from Chichester to Birdham, Itchenor and on to the Blue Flag beach at West Wittering.

Directions
From Chichester proceed west along the A259 passing through the village of Fishbourne. After passing Hillier’s Garden Centre on the left hand side, take the second left into Walton Lane. Turn left into Taylors Lane and follow the road south which will taken you into the gates of Bosham Hoe. Continue as far down as you can go and bear right into Tuffs Hard where number 3 can be found towards the end on the left.

To arrange a viewing call 01243 533377 View details online at henryadams.co.uk