



Miles Cottages, Taylors Lane, Bosham, PO18 8QG

- An Impressive Two Double Bedroom End Of Terrace House
- Modern Fitted Kitchen/Diner
- Modern Shower Room In Superb Condition
- Prime Bosham Location

Offers In The Region Of £500,000

- Single Garage & Off Street Parking
- Sunny Front & Rear Patio Gardens
- Separate Utility/Lean To
- Home Office With Garden Views



This is the one you've been waiting for! A well presented, end of terrace house offering two double bedrooms, a modern shower room with separate w/c, a large through living room, small home office, open plan dining area opening onto the fitted kitchen, an excellent utility room/lean to and private well-established sunny front and back patio gardens. In addition to this, you have multiple off-street parking options and a single garage. The property offers highly versatile accommodation throughout set in an enviable location just moments from Bosham Quay, The Harbour, local shops, and schools.

The Main Road links are fabulously easy from this location and there is also a regular bus service operating nearby which you can hop on to get to Bosham station just moments away which has links to Chichester & Portsmouth. Bosham Quay is just 1 mile away from your front door perfect for those close by for dog walks and bike rides.

The property itself is situated in an attractive cul-de-sac, externally the property has a charming curb appeal upon approach, a pathway through the patio front garden enclosed by the picket fencing and a very useable seating area leads to the covered entrance porch. Once inside you will step through the internal barn door and into the main living area.

The bright and airy living room is carpeted throughout and enjoys southerly sun and light within it's moderate to high ceilings. There is a wonderful amount of space for furniture and television sets of all sizes. UPVC double glazing located to the front and a warming fitted log effect gas fire.

Adding to the extensive living accommodation is the dining area, this time with continued tiled flooring coming from the kitchen (which we will circle back to), providing ample space for a table and chairs. It leads through to the kitchen which is bright and spacious overlooking the Sunny Patio Garden. Comprising of a wide range of wall and base level units with laminated wooden surfaces and integrated appliances including an inset electric hob, electric oven and grill, ceramic sink & drainer with mixer tap. Furthermore, there is space for a free-standing fridge freezer, Fisher & Paykel two-draw dishwasher, washing machine and separate tumble dryer. Not forgetting the luxury of underfloor heating in here as well.

You also have a useful lean-to utilise it as a bike store or an outside storage space, just beyond the side gate takes you out to the garage big enough for any car and a communal boat store.

On the first floor, the wide landing has a built-in cupboard and extra storage space and two good size bedrooms, a home office and a modern walk-in shower room and a w/c.

The generous south-facing master bedroom is big enough for King size bed and has superb custom-made built-in wardrobes. Bedroom two just across the hall is also south facing overlooking the attractive front garden also with built-in wardrobes. A very useable home office can be located overlooking the back garden which is becoming all-important for those of us who work from home these days.

Also residing on the first floor is the fully tiled shower room a contemporary suite comprising a full-size floor-to-ceiling glass screen surrounding the walk-in power shower. You have a heated towel rail and a low-level vanity sink unit with a mixer tap. The toilet is separate meaning that the morning rush to the bathroom is a thing of the past, both have underfloor heating.

Approached via either the kitchen/diner is the enclosed private rear garden the area is paved meaning it's perfect for a table and chairs and al fresco dining, being surrounded by an array of well-established flower and shrub borders. This safe and sunny outside space is the perfect place for children and pets alike to play out securely & let off that bit of extra steam!

In terms of location, you couldn't be better suited to enjoy all that Bosham has to offer! You simply must step out of your front door and you're within walking distance of excellent local coffee shops, supermarkets, eateries and Bosham Quay. Living here would be really exciting and you would be certain of experiencing Bosham's peaceful lifestyle and atmosphere.



Accommodation

GROUND FLOOR

PORCH

LIVING ROOM

19' 11" x 14' 7" (6.07m x 4.45m)

KITCHEN/DINER

19' 11" x 8' 10" (6.07m x 2.69m)

FIRST FLOOR

LANDING

STUDY

BEDROOM ONE

9' 11" x 10' 10" (3.02m x 3.30m)

BEDROOM TWO

9' 7" x 13' 6" (2.92m x 4.12m)

SHOWER ROOM

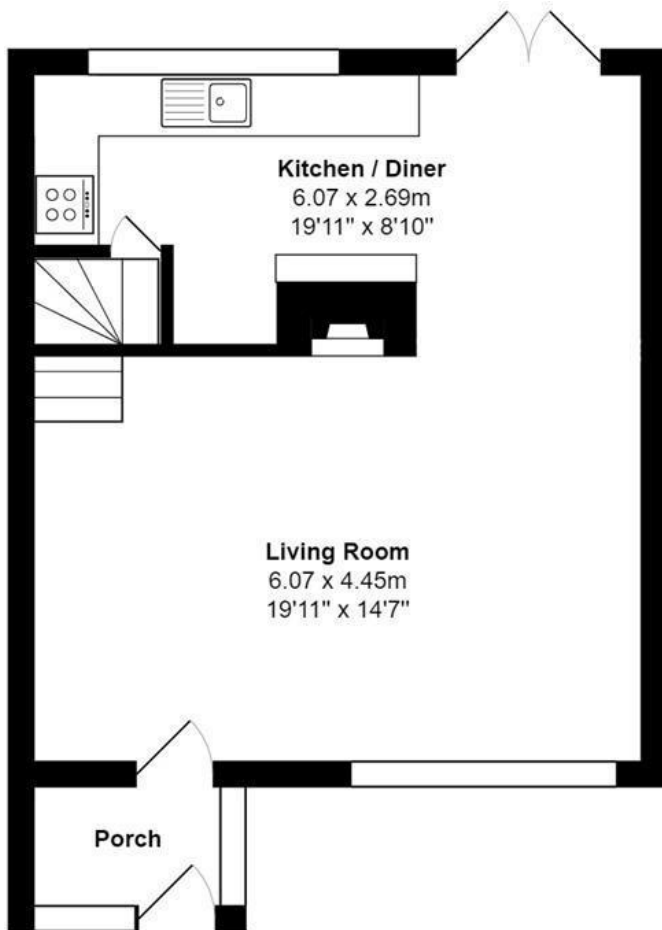
OUTSIDE

GARAGE

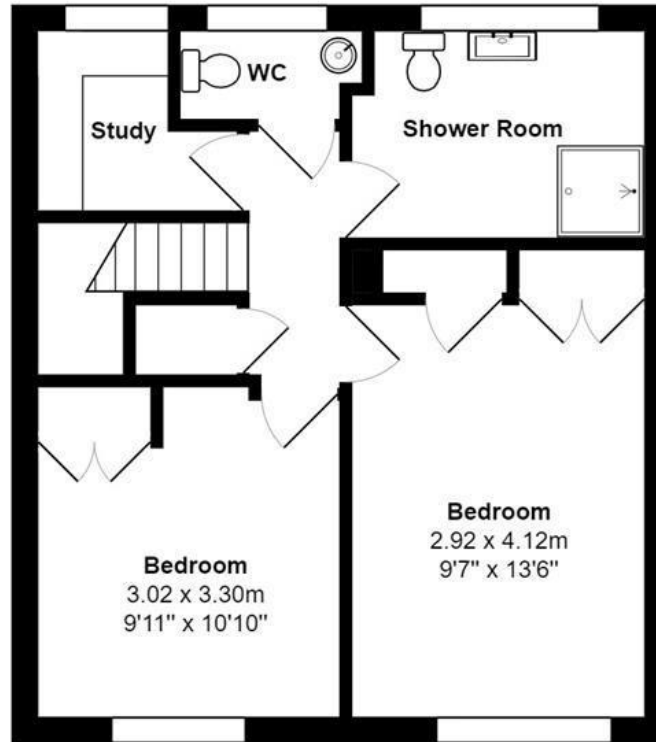
FRONT & REAR GARDEN

OFF STREET PARKING





Ground Floor
Area: 44.4 m² ... 478 ft²



First Floor
Area: 41.7 m² ... 449 ft²

Total Area: 86.1 m² ... 927 ft²

All measurements are approximate and for display purposes only.



Just imagine coming home from a long day and heading straight into your sun trap garden. It's ideal for relaxing and catching a few rays with a nice glass of vino.

Alternatively, Bosham Quay is just a short walk away and is the perfect spot for a quick walk with the dog or a place for children to run around whilst having a family picnic.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

The Old Boat House
Bosham Lane
Bosham
PO18 8HS

www.soloestates.co.uk
01243 624 637
info@soloestates.co.uk

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