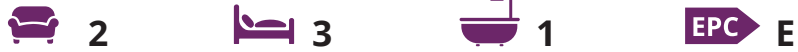






## 44 Arnold Way, Bosham

A semi-detached house less than ¼ mile from the village shopping parade and train station.



- ▶ Mature residential location
- ▶ Cloakroom
- ▶ Three bedrooms
- ▶ Hard landscaped rear garden
- ▶ No onward chain
- ▶ Sunny west aspect sitting room and conservatory
- ▶ Spacious kitchen
- ▶ Shower room
- ▶ Garage

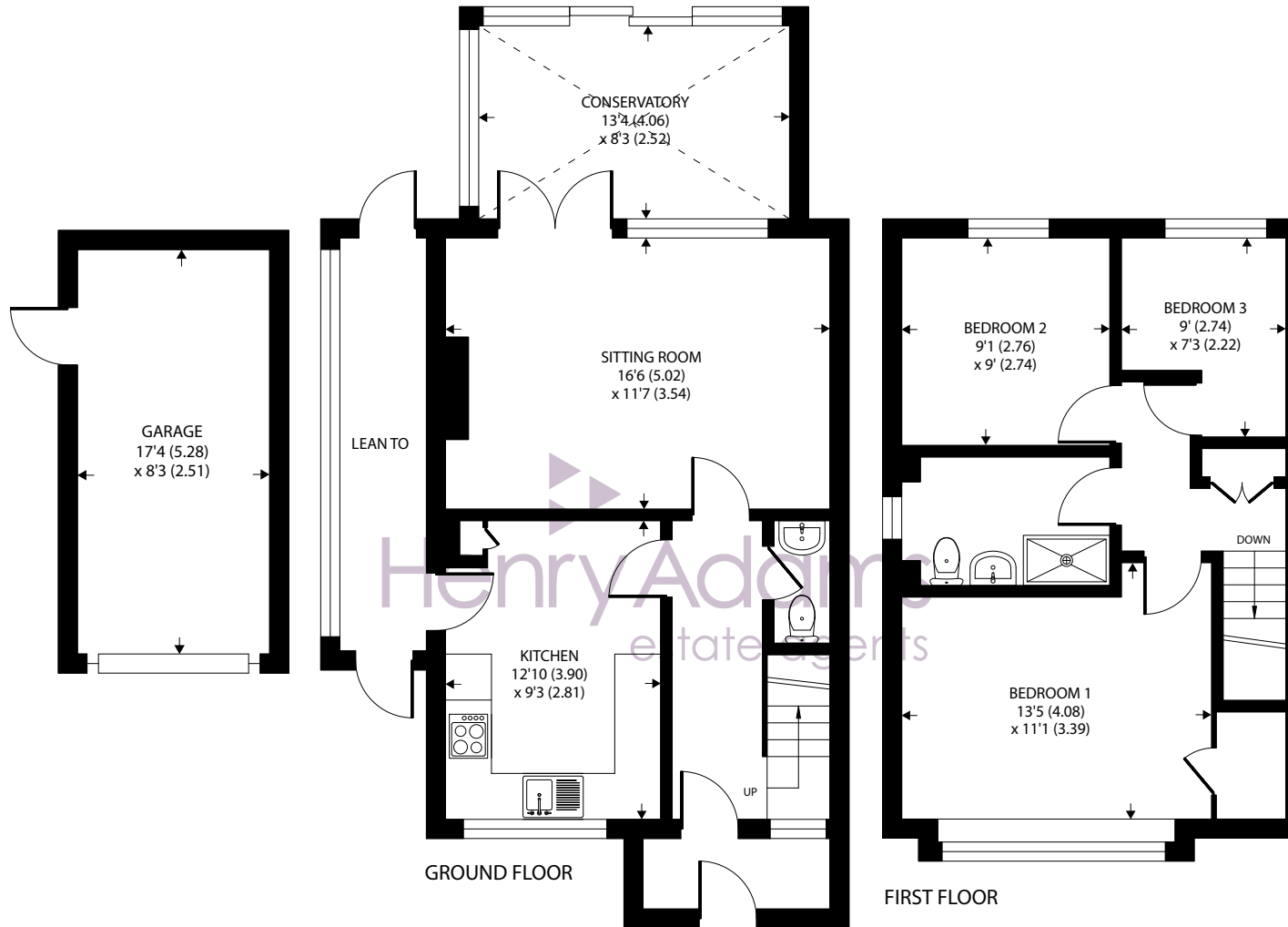
A well-presented three bedroom semi-detached house situated at the far end of a mature residential cul-de-sac in the popular village of Bosham about four and a half miles west of Chichester.

This attractive home offers bright well-proportioned accommodation including a west aspect sitting room and double glazed conservatory overlooking the rear garden. The kitchen has a comprehensive array of cupboards and includes an electric double oven and ceramic hob. There is also plumbing for a dishwasher and washing machine. An enclosed side access to the rear garden provides a useful storage area. The property has a secure entrance porch leading to a traditional hallway and cloakroom. Upstairs there are three bedrooms and a shower room with a large shower cubical. Bedroom one is east facing and has a large oriel window flooding the room in natural morning sunlight.

Outside the frontage is open plan, while the walled and fenced rear garden is hard landscaped for ease of maintenance. A detached single garage is in a small courtyard close by.

Chichester District Council - 24/25 Tax Band C £1,956.40





Approximate Area = 982 sq ft / 91.2 sq m (excludes lean to)

Garage = 143 sq ft / 13.2 sq m

Total = 1125 sq ft / 104.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Nearby is a wealth of local amenities including a small supermarket, restaurant, takeaways, a primary school, three public houses, a popular hotel/restaurant, tea rooms, arts and crafts centre and a large local farm shop with post office and medical centre. The train station provides access to London Victoria via Chichester to the east and London Waterloo via Havant to the west. Chichester along with its excellent high street shopping and schools, has many cultural interests including the internationally acclaimed Festival Theatre. Nearby are Goodwood and Fontwell racecourses, with polo at Cowdray Park, golf at Hunston and Goodwood, plus walking, cycling and horse riding around the network of footpaths and cycle routes around the harbour and to the north in the South Downs. There are excellent sailing facilities and water sports around the Chichester Harbour and 'Blue Flag' beaches at West Wittering.

## Directions

From Chichester proceed west on the A259 and on reaching the Bosham roundabout take the fourth exit off into Station Road. Pass the local shops and take the second turning on the right into Arnold Way. Number 44 is towards the end on the left. What3words.com/pins.bordering.redouble

