



1 Spindrift Mews, Bosham - PO18 8LW

Guide Price £800,000 Freehold



STRIDE & SON



# 1 Spindrift Mews

Bosham, Chichester

**Tucked away in a peaceful private cul-de-sac near the heart of Bosham village with glimpses of the water, a beautifully presented four-bedroom semi-detached family home.**

**Constructed by Octagon Homes in 2006 to a high specification, the property seamlessly combines modern design with practical living, resulting in bright and adaptable accommodation throughout.**

- Modern, well-presented four-bedroom family home
- Sought-after central Bosham village location
- Glimpses of the water
- Open-plan kitchen/dining room & conservatory
- Integral garage, off-road parking & private garden
- Walking distance to harbour, shops & railway station











## Description:

The front door opens into a welcoming entrance hall with access to the ground floor cloakroom. The sitting room sits at the front of the house having a tiled floor, underfloor heating and a feature fireplace and opens onto the spacious kitchen/dining room fitted with a range of modern units, and integrated appliances. This room works well for both family use and entertaining and opens directly into a large conservatory, which provides additional reception space with double doors opening onto the terrace and garden beyond.

Stairs from the living area rise to the first-floor galleried landing off which are 4 bedrooms. The principal bedroom benefits from a good range of built-in storage and a modern ensuite shower room. There are 3 further bedrooms, bedroom 2 has fitted wardrobes, bedroom 3 is a good-sized double and bedroom 4 overlooks the rear garden with glimpse towards the water and is currently used as an office. A contemporary style family shower room serves the first floor.

Outside the property benefits from a private rear garden, designed to be low maintenance and suitable for outdoor entertaining. There is a useful timber garden shed. To the front of the house there is a driveway with off-road parking and access to the integral garage, providing useful storage and further parking options. The property also benefits from roof-mounted solar PV panels offering improved energy efficiency and reduced running costs.





## Location:

Bosham village provides a strong sense of community along with a good range of local amenities, including two pubs, cafés, two convenience stores, a primary school, two pre-schools, and a mainline railway station. Located at the head of the Bosham Channel, the village enjoys direct access to the tranquil waters of Chichester Harbour, making it particularly popular for sailing and other water sports such as paddleboarding and kayaking.

To the north, the South Downs National Park offers miles of scenic footpaths and bridleways, alongside the prestigious Goodwood Estate, renowned for its equestrian calendar and internationally recognised motor racing events.

Around four miles to the east, the historic cathedral city of Chichester provides an extensive selection of shops, restaurants, and cafés, as well as cultural attractions including the Festival Theatre and Pallant House Gallery. Chichester also benefits from a mainline railway station with regular services to London. To the south of the city lie the sandy beaches of West Wittering and East Head, both enjoyed throughout the year.

**INFORMATION: Services:** All mains | **Tenure:** Freehold | **Private Estate Charge:** TBC | **Council Tax Band:** Band F | **EPC Rating:** Band C

**what3words:** ///composed.national.airbase





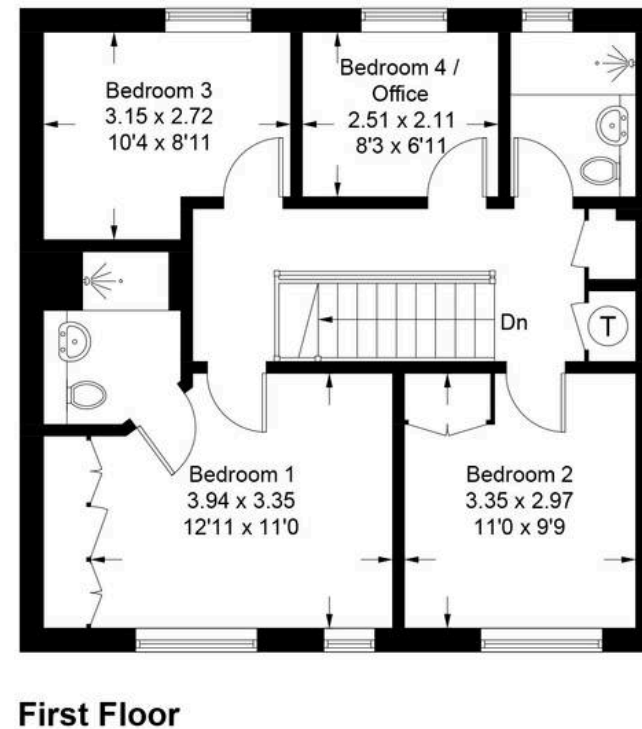
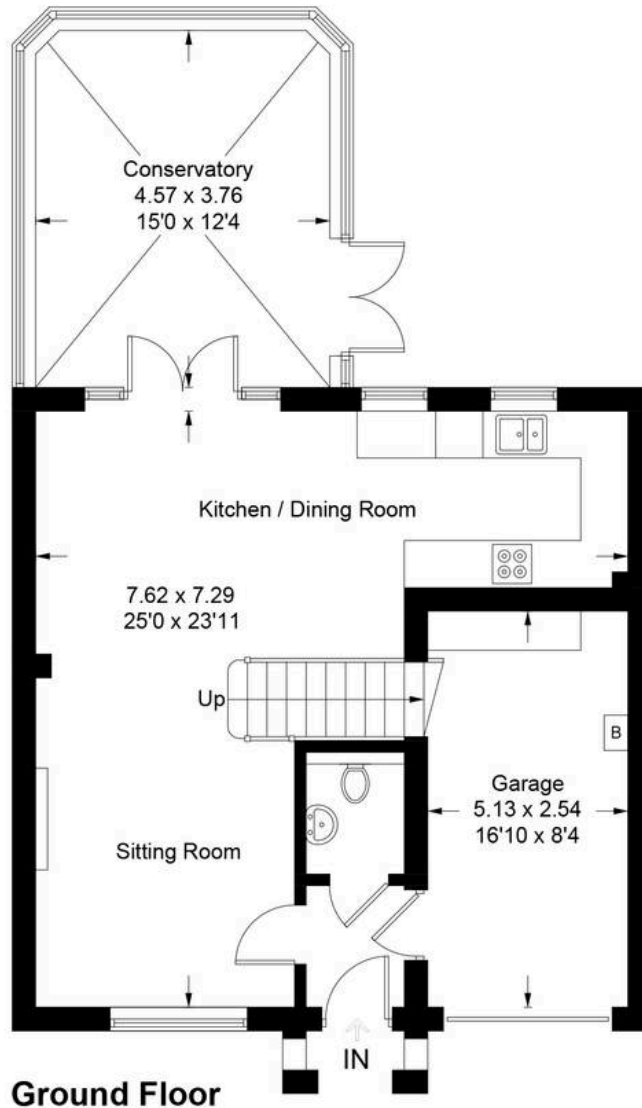
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Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft  
(Including Garage)



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2025. (ID1262611)





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