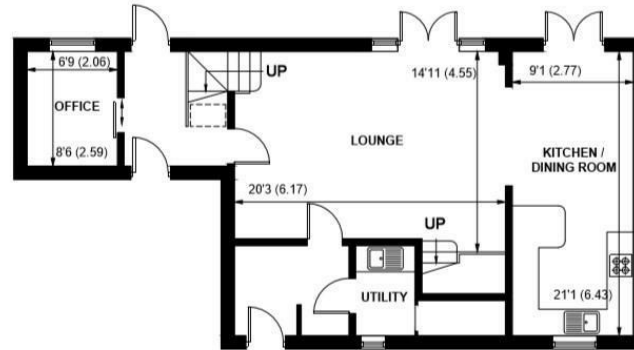
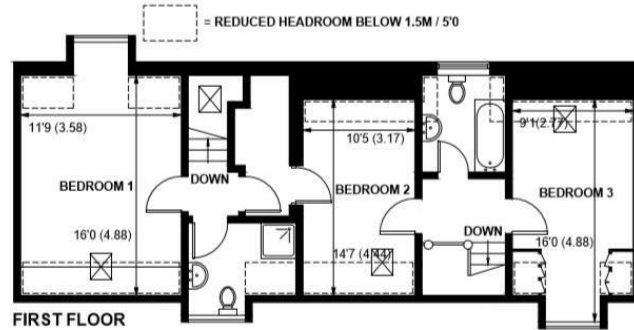




Sims Williams



REEF COTTAGE BOSHAM LANE, BOSHAM, WEST SUSSEX, PO18 8HT



APPROXIMATE GROSS INTERNAL AREA = 1508 SQ FT / 140.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

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£635,000 Freehold

REEF COTTAGE, BOSHAM LANE,
BOSHAM,
WEST SUSSEX, PO18 8HT

- Yachtman's Attached Cottage
- Open Plan Sitting Room
- Kitchen/Dining Room
- Hall & Utility Room
- Study & Rear Lobby
- 3 Double Bedrooms
- Bathroom And Shower Room
- Carport & Gardens
- Vacant Possession

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

A charming 3 bedroom attached yachtman's cottage in the heart of Old Bosham just 350 yards from the Sailing Club. The shiplapped cottage style property has been superbly presented with stylish flexible accommodation and makes a great 'lock up and leave' or permanent home.

The ground floor comprises a spacious entrance hall which in turn leads to a useful utility room. The wonderful light southerly facing open plan sitting room has French doors out onto the rear gardens with a path to the patio area. The kitchen has been comprehensively fitted with granite work tops and range of cupboards and drawers under and over plus integrated appliances. A second set of French doors lead from the dining area out onto the patio.

On the first floor there are 3 double bedrooms, the master bedroom suite can be accessed from a secondary staircase and has a walk in wardrobe and shower room. The principle staircase gives direct access to the 2 further bedrooms and well appointed bathroom.

Outside at the front of the property there is a carport with space for 2 cars. There is also a front yard suitable for the storage of bikes, kayaks and other water sports equipment. To the rear there is a southerly facing garden with paved terracing and

patio with a further decked area. The garden has raised flower borders and a lawned area.

Location

Bosham is a highly desirable and popular harbour side village, with a mixture of fine period and contemporary properties. It is hugely popular with Londoners seeking a weekend retreat and the spring and summer months in particular, are extremely busy. The area has many events throughout the year, such as the Goodwood Revival Meeting and the Festival of Speed. Good rail and road links to London. Chichester to the west has a good selection of shops and restaurants and there is a good variety of state and private schools near Chichester.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect his property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

The property is situated at the end of Bosham Lane, towards the end of the High Street just before the turning into the car park.

