

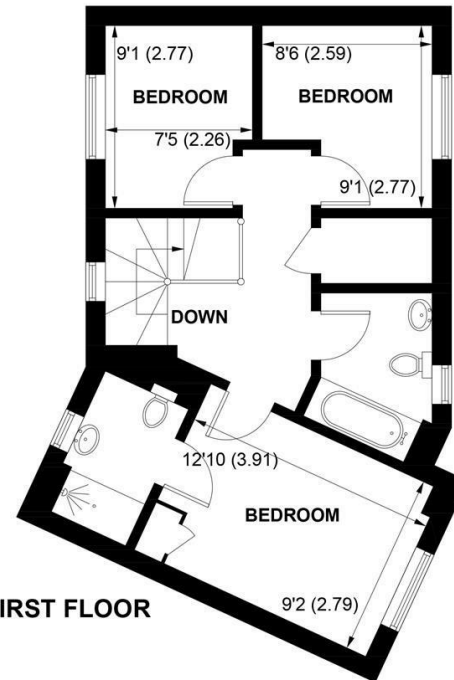
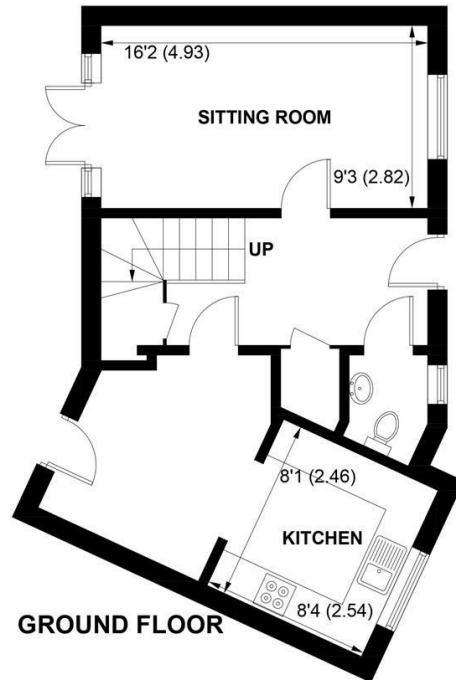


Sims Williams



GATEKEEPER, STATION ROAD, BOSHAM, WEST SUSSEX, PO18 8NG





APPROXIMATE GROSS INTERNAL AREA = 965 SQ FT / 89.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 787868
chichestersales@simswilliams.co.uk
simswilliams.co.uk

£460,000 Freehold

GATEKEEPER, STATION ROAD, BOSHAM, WEST SUSSEX, PO18 8NG

- End Of Terrace
- Fitted Kitchen/Dining Room
- Hallway & Sitting Room
- Main Bedroom With Shower
- 2 Further Bedrooms & Bathroom
- Double Glazing & Central Heating
- Solar Panels
- Car Port & Further Parking
- Southerly Garden

EPC RATING

Current = B
Potential = B

COUNCIL TAX BAND

Band = C

A superbly presented 3 bedroom end of terrace house in the popular village of Bosham close to both the railway station and small parade of shops,

The house is approached by steps to the front door. The hallway has stairs to the first floor and a cloakroom with low level WC and basin.

The sitting room has a bright double aspect and doors out into the rear garden.

The dining room opens onto the well equipped kitchen which has a good range of counter tops and integrated appliances including a gas hob, electric oven below and extractor hood over, Washing machine, dishwasher and larder style 'fridge/freezer. There is a door into the rear garden from the dining room.

On the first floor a spacious landing leads you to the two double bedrooms and study (this could be used as an additional bedroom). The master bedroom is located at the front of the property with a large fitted wardrobe. The en-suite shower room is fitted with a slow close white WC and hand basin, electric power shower and heated towel rail. The master has been generously appointed with a number of electric sockets, plus TV and telephone points.

The family bathroom has a heated towel

rail, contemporary tiling, white suite comprising panel bath with shower over, wash basin and slow close WC. The landing has access to the loft, a large walk-in airing cupboard which has been fitted with a heater and light, plus a mains fitted smoke alarm.

Outside there is a deep car port suitable for two cars with double gates, lighting and outside tap. The enclosed south facing rear garden is a good size and has been fitted with a shed.

Directions

From Chichester proceed west on the A259 signposted to Bosham. At the roundabout in Bosham take the 3rd exit into Station Road. Gatekeeper can be found as the first property to your right after the parade of shops.

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 that may affect this 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.



