

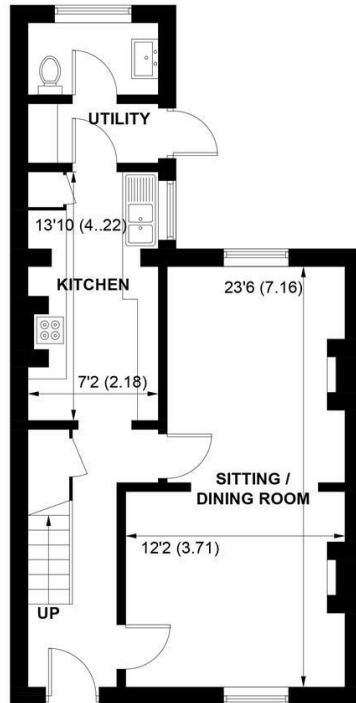
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Sims Williams

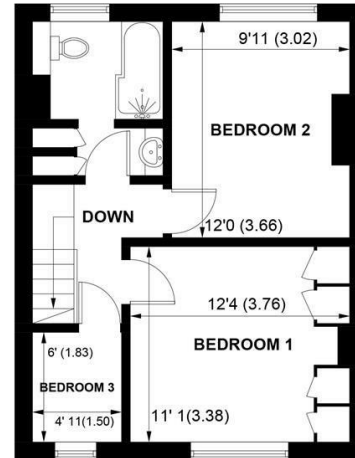


19, NORTH ROAD, BOSHAM, WEST SUSSEX, PO18 8NL





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 919 SQ FT / 85.3 SQ M

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

£350,000 Freehold

19, NORTH ROAD,
BOSHAM,
WEST SUSSEX, PO18 8NL

- No Onward Chain
- Close To Amenities
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- 2 Double Bedrooms
- Study/Nursery
- Modern Bathroom
- Spacious Rear Garden

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

This mid-terrace older style property is situated in the ever-popular village of Bosham, within easy walking distance to a wide range of amenities including shops, primary school and train station.

The property is well-presented throughout and accommodation comprises entrance hall with stairs leading to the first floor and door opening onto the double aspect sitting/dining room.

The attractive kitchen is fitted with a range of modern gloss units with breakfast bar for informal dining, electric double oven and hob with extractor over, and space for further appliances.

There is a handy downstairs cloakroom, a utility area, with space and plumbing for washer and dryer and a door leading to the rear garden.

To the first floor there are 2 double bedrooms and a further room, which would be perfect as a study/home office space or nursery.

The bathroom is fitted with a stylish suite comprising bath with shower over, recessed wash basin with storage below and WC.

To the front there is on-street parking. Of particular note is the generous west facing rear garden, which is mainly to lawn with paved patio area and established planting providing interest.

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.

Directions...

From Chichester, proceed west on the A259 towards Bosham. As you reach the roundabout, take the fifth exit into Penwarden Way. North Road is the first turning on the left and the property is located on the left hand side.



