



Chapel Cottage, Bosham Lane, Old Bosham, West Sussex

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# Chapel Cottage, Bosham Lane, Bosham, West Sussex PO18 8HP

A charming Grade II listed cottage in a coveted location in Old Bosham village

Bosham mainline station 1.1 miles (1 hour 40 minutes to London Victoria), Chichester city centre 4.1 miles, A3(M) 8.2 miles, Gatwick Airport 50 miles

Spacious living/dining area | Kitchen  
3 Bedrooms | Shower room | Garden | Off road parking area | EPC Rating D

## The property

Chapel Cottage is a delightful Grade II Listed home, set in the heart of sought-after Bosham. The property dates from the 16th century and features various splendid period details, including a thatched roof, attractive brick elevations and inside, exposed timber beams and impressive fireplace. The main ground-floor living and entertaining room comprises of a sitting area and zoned dining space, with its overhead and vertical timbers and brick-built fireplace with original timber lintel, which is fitted with a woodburning stove. The ground floor also has a well-equipped kitchen with fitted units to base and wall level, an integrated oven and gas hob and built in fridge, freezer, dishwasher and washing machine. Upstairs there are three bedrooms, one of which is ideal for use as a study. The shower room is found on the ground level.

## Outside

At the front of the cottage, the gated entrance opens onto a small area of walled garden with various established shrubs and flowering perennials. At the rear there is a small area of gravel terracing directly beside the peaceful Bosham millstream.

The property benefits from its own parking space, located at the rear of the cottage, and there is a 3 phase electric system in place to allow for an EV charging point, if required.

## Location

The property lies in the heart of Bosham in the Chichester Harbour Area of Outstanding Natural Beauty. The village is a pretty setting with plenty of historic buildings, Saxon church and a quay, renowned sailing club, popular craft centre, and tea rooms. There are also two local pubs and a primary school in Old Bosham, plus a post office and small supermarket just outside the village.

Chichester is within easy reach, with its excellent choice of shopping, restaurants, cafés, leisure and cultural facilities. Bosham's mainline station offers services to London Victoria and London Waterloo, with some connecting at Havant. By road, the nearby A27 connects to Chichester and towards Brighton and the A23 to the east, and Portsmouth, the A3(M) and the M27 to the west.

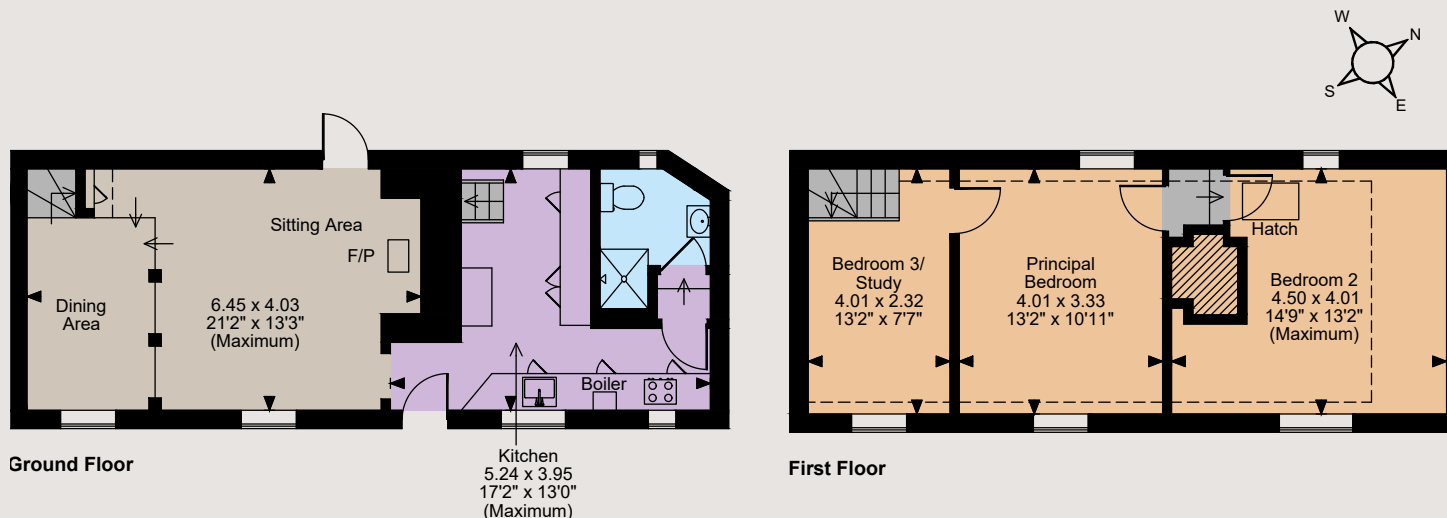








Floorplans  
House internal area 824 sq ft (77 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From the A27 take the exit towards Fishbourne and Bosham. After 2.1 miles, turn left onto Walton Lane and continue onto Bosham Lane. You will find the property on the right, just beyond The Millstream Hotel.

## General

**Local Authority:** Chichester District Council

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £695,000

## Chichester

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