



Rose Cottage, High Street, Bosham, Chichester,
West Sussex

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Rose Cottage, High Street, Bosham, Chichester, West Sussex PO18 8LR

A quintessential Grade II listed coastal retreat providing rustic charm and privacy, set in and amongst the thriving sailing village of Bosham.

Bosham Sailing Club 160 metres, A27 3.5 miles, Chichester railway station 4.4 miles (London Victoria from 1hr 35 mins), Emsworth 5.4 miles, Portsmouth International Port 14 miles, London Gatwick Airport 50 miles.

Reception hall | Kitchen/breakfast/dining room
Reception area | 2 Bedrooms | Family bathroom
Garden | Residents parking permit in Bosham
Car Park | EPC rating D

The property

With a white-painted and tarred, weather-boarded façade, Rose Cottage is an appealing property offering period character and vintage charm with features including exposed beams and brickwork, ledge and brace doors and a hallmark fireplace with timber lintel. The open ambience of the ground floor accommodation creates a sociable setting with a bay window enhancing the illumination in the cosy sitting room which is centred around a decorative brick chimney with rustic stone hearth. The ancient timbers of the post-frame form a subtle divide to the adjoining kitchen/dining area, where a stable door provides a route to the outside. Fitted with wall and base level Shaker-style cabinetry, including display shelf units, the kitchen features a Belfast sink and authentic terracotta tiling to splashbacks. There is ample space for a dining area providing a spot to host family and friends.

Outside

The paved and brick pathway provides passage through the secluded garden to the stone steps at the entrance doorway, with an area of lawn to one side. There are planted beds to the two fenced boundaries with floral shrubs and perennial plants creating an attractive display for the outdoor haven. Beyond the bounds of the garden and right on the doorstep, the harbour and village green area provide walking and bird-watching activities in a beautiful shore-side environment.

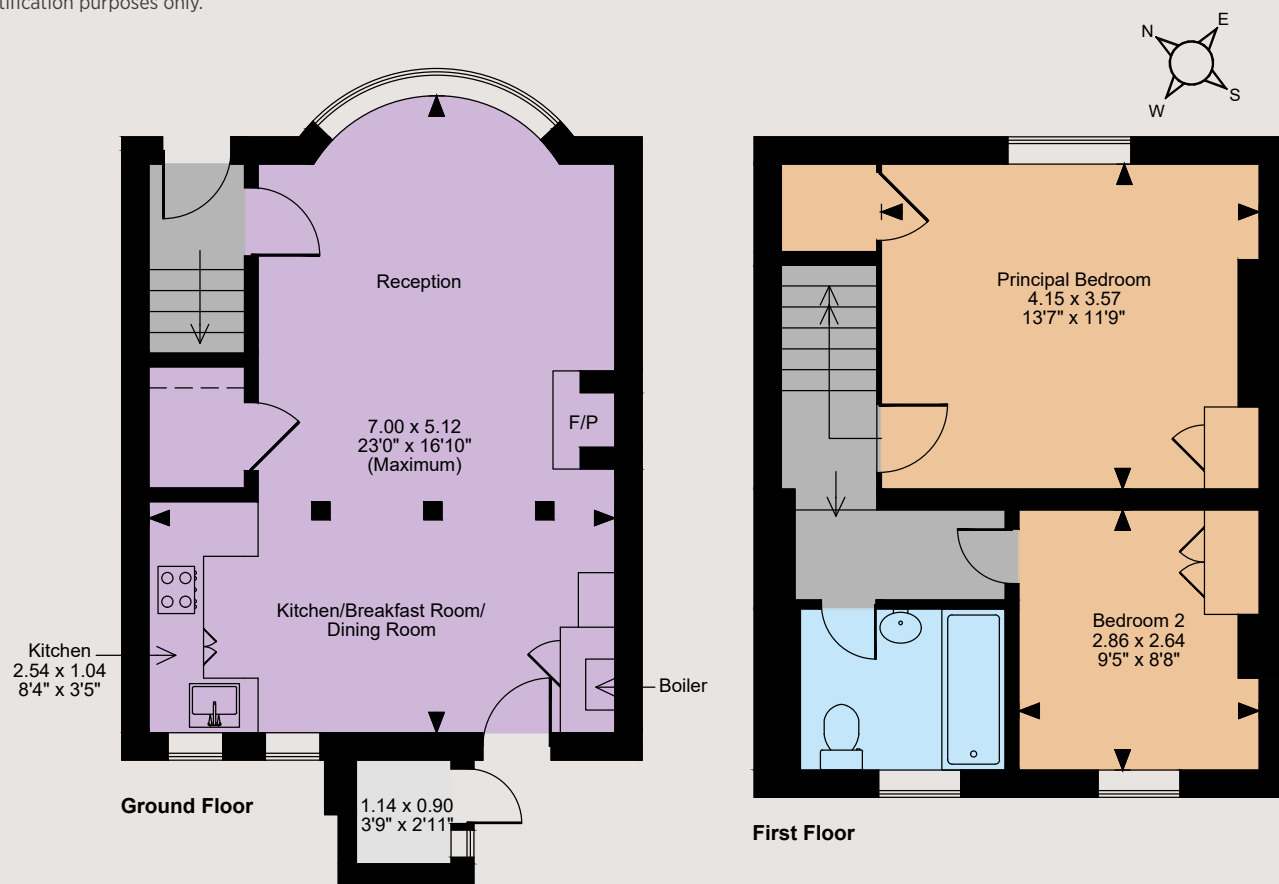
Location

Rose Cottage is situated moments from the harbour in the highly regarded sailing village of Bosham which offers a beautiful quayside, idyllic harbour with lovely coastal walks and stunning period architecture. The village is home to one of the most famous Saxon churches in Sussex and also offers a convenience store, the Bosham Walk Arts & Crafts Centre, a primary school, public houses and cafes, as well as the popular sailing club. Chichester, with its renowned Festival Theatre and ancient cathedral, lies 5 miles to the east and offers a broad range of shopping and leisure amenities, as well as the Pallant House Gallery, a museum and several restaurants. In addition to sailing, leisure pursuits in the area include horseracing at Goodwood, which also hosts events for motoring enthusiasts, including the Festival of Speed and Revival, as well as several golf courses, a small airfield and health club. The beautiful Blue Flag beaches of West Wittering are just 10 miles away and cater for bathing and wind/kite surfing. A mainline railway station at Chichester provides a service to London Victoria (1hr 33 minutes), and Bosham Halt connects to Chichester and Portsmouth. Havant, 7 miles to the west, offers a faster (70 minutes) service to London Waterloo. There is an excellent range of schools including Westbourne House and Oakwood Preparatory Schools along with Portsmouth Grammar, Churchers College and Bedales.





Floorplans
House internal area 711 sq ft (66 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/A259 junction on the outskirts of Chichester, continue on the A259 towards Fishbourne. After 3.5 miles take the left-hand turning onto Walton Lane. Follow the lane which links to Bosham Lane and on reaching the harbour, take the turn on the right to join High Street. At the fork in the road, bear left alongside the Anchor Bleu and the property can be found on the right.

General

Local Authority: Chichester District Council

Services: Mains electricity, gas, water, drainage

Council Tax: Band E

Tenure: Freehold

Guide Price: £540,000.

Chichester

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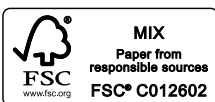
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