



Littlehaven, Main Road, Bosham, Chichester,
West Sussex

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Littlehaven, Main Road, Bosham, Chichester, West Sussex PO18 8EH

A spacious three double bedroom chalet bungalow with beautiful garden in a convenient setting

Bosham mainline station 0.8 miles (1 hour 45 minutes to London Victoria), Chichester city centre 2.6 miles, A3(M) 11.8 miles, London Gatwick Airport 49 miles

Sitting room | Study/family room | Conservatory
Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Three bedrooms, one en suite | Shower room | Garage | Workshop
Garden store | Summer house | Garden | EPC rating D

The property

This delightful property offers light and airy accommodation in which to relax or entertain and enjoys a very attractive and beautifully maintained large garden to the rear. There are four ground floor reception rooms, providing plenty of flexible living space. The largest reception is the 20ft sitting room, which has sliding glass doors leading to the conservatory. Bathed in natural light from its panoramic floor-to-ceiling windows and frosted glass roof, the conservatory is the ideal spot in which to relax and enjoy views across the garden. Additionally, the comfortable family room and the formal dining room ensures there is space for every social and family occasion. Overlooking the garden, the kitchen features contemporary units to base and wall level, low-level LED lighting and integrated appliances, as well as space for a breakfast table. The utility room provides additional storage and there is a separate cloakroom. There are two well-presented double bedrooms of near-identical proportions on the ground floor, both of which benefit from

bay windows with a south-facing aspect and acoustic double glazing. The family shower room is on the ground floor, while upstairs, the double bedroom has an en suite shower room and extensive eaves storage space, as well as access to the spacious loft.

Outside

At the front of the property, there is a small area of lawn and various well-maintained shrubs and hedgerows, and the paved driveway provides parking for several vehicles and access to the rear, with a 32ft tandem detached garage to the side.

The wonderful rear garden extends to approximately 130 ft, with paved terracing for al fresco dining, an area of lawn and paved pathways, as well as attractive flowerbeds with various shrubs and perennials. There is an additional workshop, a garden store and at the end of the garden, a timber-framed summer house in which to sit and enjoy the surroundings.

Location

The property lies in a highly sought-after location on the edge of Bosham in the stunning surrounds of the Chichester Harbour Area of Outstanding Natural Beauty. Bosham village itself is a pretty setting with plenty of historic buildings and a quay, making it an ideal base for sailing, while there are several local amenities in the village. There is a local pub, a primary school, plus a post office and small supermarket. Bosham's station provides services to London Victoria from 1 hour 45 minutes.

Chichester is within easy reach, with its excellent choice of shopping, restaurants, cafés, leisure and cultural facilities. The city also provides a choice of schooling, both state and independent, including the outstanding-rated Bishop Luffa School and the independent Oakwood, Prebendal and Westbourne House. By road, the nearby A27 connects to Chichester and to the rest of the south coast.













Floorplans

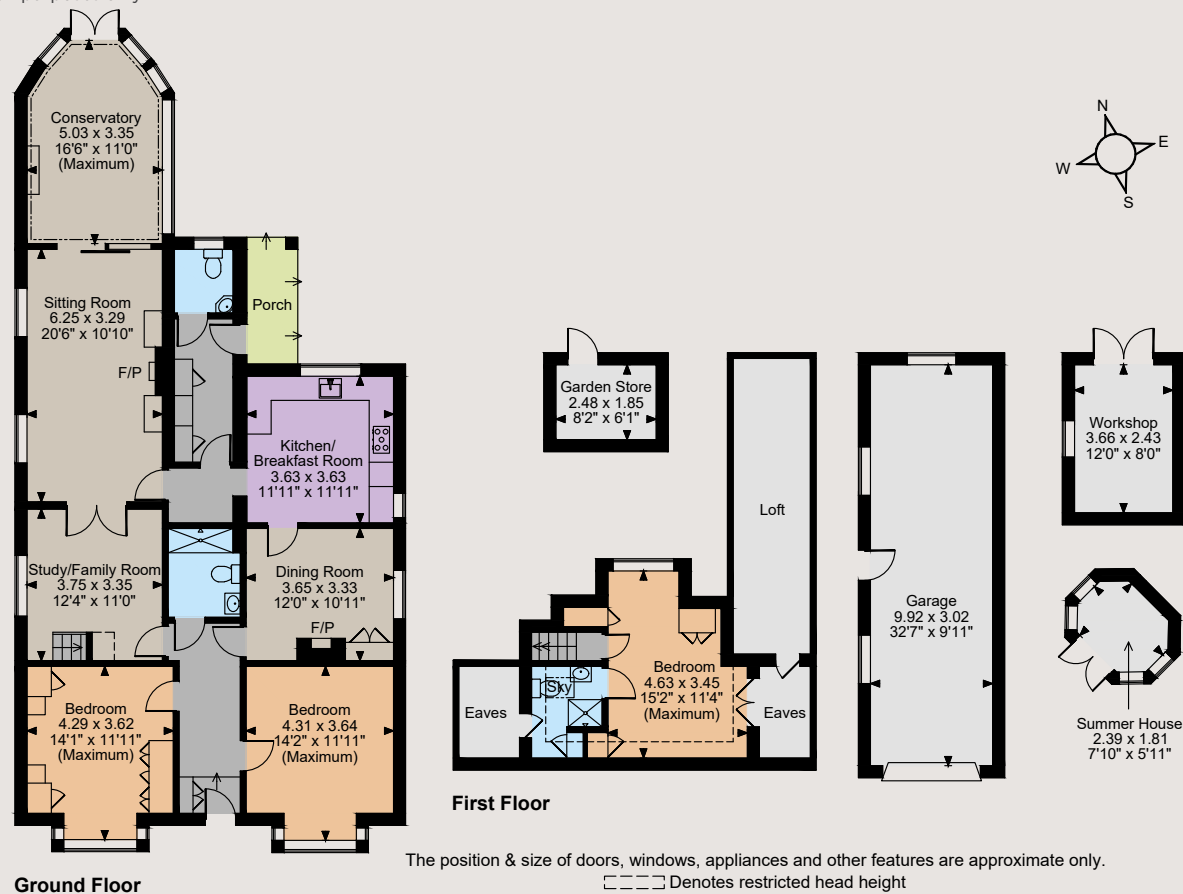
Main house internal area 1,604 sq ft (149 sq m)

Garage internal area 322 sq ft (30 sq m)

Workshop, garden store and summer house internal area 186 sq ft (17 sq m)

Total internal area 2,112 sq ft (196 sq m)

For identification purposes only.



Directions

From the Fishbourne roundabout, take the exit to remain on the A259/Fishbourne Road West. After 1.8 miles, you will find the property on the right, opposite the Bosham village sign.

General

Local Authority: Chichester District Council

Services: Mains gas, electricity and water, private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band F

Tenure: Freehold

Guide Price: £725,000

Agents Note: The vendor is related to a Strutt & Parker employee.

Chichester

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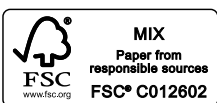
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