



Wheelhouse





Smugglers Lane, Bosham, Chichester, PO18 8QP



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A rare harbour-side Bosham home with direct water-backing garden, offered to the market for the first time in over 35 years.

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- ▶ Prime harbour-side position with views across Chichester Harbour
- ▶ Substantial plot of approximately 0.6 acres with gardens backing onto the water
- ▶ Well-loved and fully habitable home offering scope to improve or redevelop (STPP)
- ▶ Flexible accommodation providing four/ five bedrooms over two floors
- ▶ Ample driveway parking and detached double garage
- ▶ Direct rail links to London from Chichester and Havant


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Coast & Country by Henry Adams are excited to represent the seller of Wheelhouse, which is a residential property set along one of Bosham's most desirable and discreet lanes. This is a rare and compelling opportunity to acquire a charming harbour-side family home occupying a generous plot of approximately 0.6 acres, with directly backing gardens and a grass meadow sloping Southward down to a tidal creek suitable for boating and a D4 mooring. The property has and enviable views across Chichester Harbour and the Itchenor reach.

The property has been enjoyed by our client for over 35 years and is now ready for the next custodian to take on and create a home tailored to their own requirements. While entirely habitable and comfortable in its current form, Wheelhouse offers clear scope for improvement, extension or redevelopment, subject to the usual consents, in an area where neighbouring properties along Smugglers Lane have evolved significantly over time.

Arranged over two floors, the accommodation currently provides four/five bedrooms together with a well-balanced range of reception space. At ground-floor level, a kitchen/breakfast room, dining room and a particularly large living room enjoy a natural flow, with the principal reception room positioned to take full advantage of the Southerly and Westerly outlook across the garden, meadow and the harbour beyond.

Currently the principal bedroom is on the ground floor with en suite shower room, as well as two further double bedrooms served by an additional bathroom – one of which is currently used as a study. Climbing the stairs to the first floor you'll find two further double bedrooms and a shared bathroom, additionally there is access to a large loft-storage. Overall, the layout offers an excellent foundation, whether for modernisation or a more comprehensive re-imagining.

Outside, the gardens are a standout feature. Mainly laid to lawn around the house, the grass meadow to the South has open boundaries with the neighbours to the West, they extend gently down towards the water, creating a wonderful sense of openness and connection to the harbour setting.

To the front, a private driveway offers ample parking for several vehicles, complemented by a detached double garage and a cedar summer house, ensuring practicality to match the lifestyle appeal.

Wheelhouse occupies an enviable position within Bosham—renowned for its sailing heritage, coastal walks, village community and direct rail links to London—placing it firmly amongst the most sought-after locations along the Chichester Harbour shoreline.

In summary, this is a genuinely exciting opportunity: a well-loved coastal home, in a prime location, offering the chance to create something exceptional for the next generation.







Location

Wheelhouse is situated along the highly regarded Smugglers Lane, one of Bosham's most desirable and discreet addresses, bounded to the South by Furze field Creek in the Chichester Harbour Area of Outstanding Natural Beauty. The scale of the plot is increasingly rare within the village and provides both privacy and long-term potential.

Bosham is a historic village with a strong sense of community, with a range of well-regarded accommodation, pubs, sailing clubs, sporting activities and coastal walks all close at hand. The surrounding harbour landscape, with its open water, tidal creeks and far-reaching views, provides an exceptional coastal setting that is both tranquil and enduringly sought after.

To the north, the South Downs National Park offers endless opportunities for walking, cycling and outdoor pursuits, with Goodwood close by hosting world-class events including the Festival of Speed, the Revival, and "Glorious Goodwood", along with two highly regarded golf courses.

Bosham railway station provides direct services between Portsmouth and Brighton, whilst Havant and Chichester provide the fastest services to London Waterloo and Victoria. The nearby cathedral city of Chichester offers a wider range of cultural, shopping and leisure facilities, with Chichester Festival Theatre near at hand.

What 3 Words

///pasta.seagulls.lodge

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



Approximate Area = 2004 sq ft / 186.1 sq m

Limited Use Area(s) = 144 sq ft / 13.3 sq m

Garage = 522 sq ft / 48.4 sq m

Outbuildings = 266 sq ft / 24.7 sq m

Total = 2936 sq ft / 272.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1397864



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