

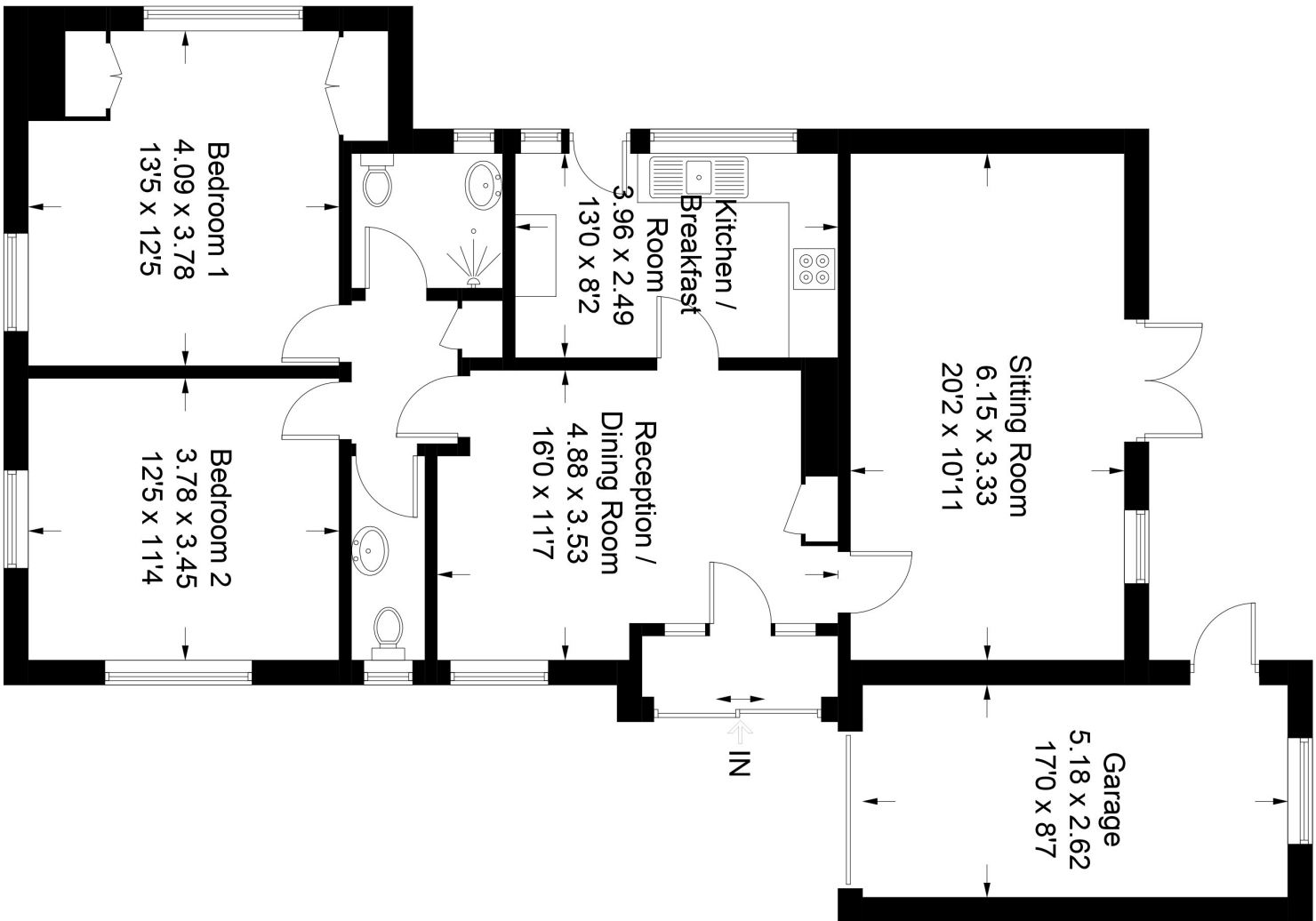
Critchfield Road, Bosham, PO18

Approximate Gross Internal Area = 91.4 sq m / 984 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 105 sq m / 1130 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Enzo Marketing 2018. (ID407159)

STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

www.strideandson.co.uk

properties@strideandson.co.uk



Critchfield Road, Bosham

Flete Cottage, Critchfield Road, Bosham PO18 8HH.

Situated in the heart of this popular harbour village a most attractive **detached bungalow**. The property which is of brick elevations under a tiled roof offers **2 bedrooms** with cloakroom and wet room, good sized sitting room, gas central heating and has an **attached garage** and ample off-street parking. The bungalow is within easy walking distance of Chichester Harbour and Bosham’s sailing club, as well as its historic church and local Post Office Stores.

There is a mainline train station within the village with connections to Portsmouth, Chichester and London Victoria and there is a regular bus service to Chichester with its excellent shopping precinct some 3 miles to the east.

The accommodation is arranged as follows:

Double glazed sliding doors to:

ENTRANCE LOBBY: Half glazed front door to:

DINING HALL: 16’ x 11’7. Radiator. Telephone point. Coats cupboard. Glazed door to:

SITTING ROOM: 20’2 x 10’11. Recessed fireplace with tiled surround. Radiator. TV aerial and telephone points. Double glazed patio doors to terrace and garden.

KITCHEN: 13’ x 8’2. Range of fitted base and wall cupboards. Inset stainless steel sink with double drainer. Plumbing for washing machine. Electric cooker with gas hob over. Prima gas boiler for domestic hot water and central heating. Space for fridge/freezer. Radiator. Half glazed door to rear garden.

INNER HALL: Hatch and folding aluminium ladder to insulated and part boarded loft. Airing cupboard.

CLOAKROOM: Low level WC. Radiator. Wash hand basin. Towel rail.

BEDROOM 1: 13’5 x 12’5. Two built-in double wardrobes with cupboards over. Double radiator. TV aerial point.

BEDROOM 2: 12’5 x 11’4. Double radiator.

WET ROOM: Fully tiled shower with Mira control. Wash hand basin with mirror over. Low level WC. Radiator. Towel rail. Dimplex fan heater.

SERVICES: All main.

EXTERIOR: The property is approached via a gravelled drive and hard stand- ing area with **parking for 2/3 cars**. A further concrete drive leads to an **attached single garage 17’6 x 8’8** with metal up and over door, electric light and power. Courtesy door leads to lawned rear garden with paved terrace bounded by flowerbeds and shrubs. Timber built garden shed. Outside light. To the side is a further terraced area with outside water tap and gate leading to a small lawned front garden, the whole being well fenced.

PRICE GUIDE: £495,000 FREEHOLD

DIRECTIONS: From Chichester proceed west on the A259. Follow the road for approximately 2 ½ miles and on reaching the Bosham roundabout bear left into Delling Lane. At the end of the road turn right at the ‘T’ junction by the Berkeley Arms public house and follow the road for a further 1/3 of a mile turning right into Critchfield Road. The property is the first on the left-hand side.

Please Note: Neither the heating system nor the services have been checked by the Agents

