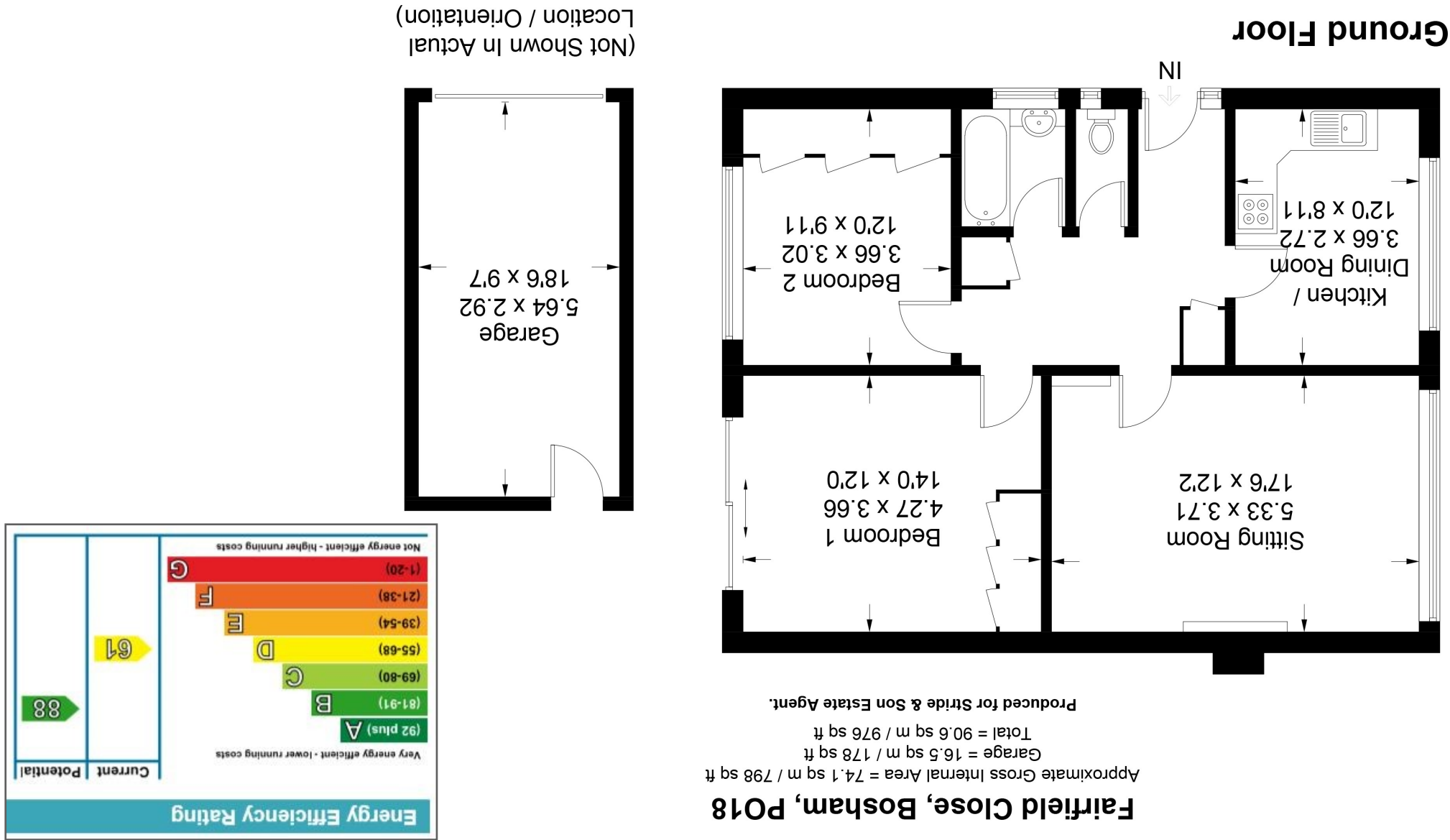


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Emzo Marketing 2018. (ID431878)



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Fairfield Close, Bosham

14 Fairfield Close, Bosham, PO18 8JQ.

Situated in the centre of this popular harbour village, an extremely well presented **semi-detached bungalow**. The property offers **2 bedroomed** living accommodation with gas fired central heating, UPVC double glazing, cavity wall insulation and generous corner plot, landscaped for ease of management. The property has off street parking and **de-tached garage** and is being offered with **no forward chain**.

Bosham village is situated approximately 3 miles west of the Cathedral city of Chichester with its excellent shopping precinct, and boasts local shops, main line train station to Portsmouth, Chichester and London Victoria, historic church, 2 pubs and sailing club. The property is within easy walking distance of the harbour and has ample off-street parking for dinghies etc.

The accommodation is arranged as follows:

Double glazed front door to:

ENTRANCE HALL: Radiator. Coats cupboard with cupboard over. Airing cupboard with lagged copper cylinder (immersion). Hatch to **large insulated loft with potential for conversion subject to usual planning consent.**

SITTING ROOM: 17’6 x 12’2. Feature fireplace with pine surround. Double radiator. TV aerial point.

KITCHEN/
BREAKFAST ROOM: 12’ x 8’11. Range of fitted base and wall cupboards, stainless steel sink with mixer tap. Flavel electric oven with ceramic hob over. Haier washer/dryer. Space for fridge freezer. Worcester gas boiler for domestic hot water and central heating. Radiator. Fitted shelving.

BEDROOM 1: 14’ x 12’. Fitted triple wardrobe with cupboards over. Two double radiators. Double glazed patio door to rear garden.

BEDROOM 2: 12’ x 9’11. Triple fitted wardrobe with cupboards over. Radiator.

BATHROOM: White suite comprising panelled bath with Triton shower unit over. Glazed screen and tiled surround. Vanity unit with cupboards below. Radiator. Towel rail.

SEPARATE WC: Low level unit.

SERVICES: All main.

EXTERIOR: The property occupies a generous corner plot with extensive gravelled and paved terracing, numerous specimen shrubs, outside light and water tap. To the side a brick paved drive-way leads to a **detached brick built single garage** 18’6 x 9’7 with metal up and over door, electric light and power, courtesy door to rear garden.

To the rear of the property is a most attractive patio garden with paving, gravelled shrubberies and cobbled areas, being well-fenced and bounded to the south by a most attractive brick and flint garden wall and yew hedging.

PRICE GUIDE: £439,000 FREEHOLD

DIRECTIONS: From Chichester proceed west on the A259 following signs to Emsworth. Pass through Fishbourne and on reaching the Bosham roundabout, turn left in to the village. At the Berkeley Arms public house turn right at the T junction and take next turning left in to Fairfield Road. Follow the road round to the left and No.14 Fairfield Close will be found on the left-hand side, immediately on the corner of Fairfield Close.

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

