

# STRIDE & SON

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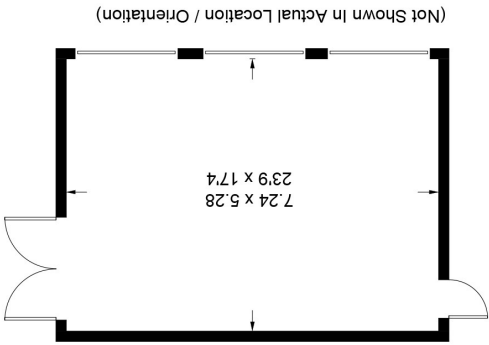
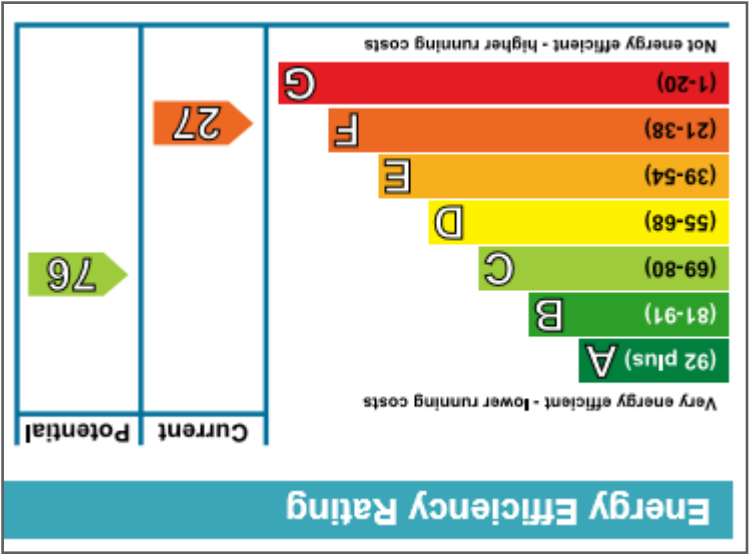


Bosham

## Trippet Villa, Sunny Way, Bosham, PO18

Approximate Gross Internal Area (Including Pool) = 249.2 sq m / 2682 sq ft  
Outbuilding = 38.4 sq m / 413 sq ft  
Total = 287.6 sq m / 3095 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.

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## **Trippet Villa, Sunnyway, Bosham, Chichester, PO18 8HQ.**

Situated in the heart of this popular harbour village an **extremely spacious detached bungalow** dating from the mid-1960s. The property, which extends to approximately 3,000 ft<sup>2</sup>, has planning consent (BO/18/01554/FUL) for demolition of the existing property and construction of 2 new detached houses with garages. The properties comprise a 5 bedroomed house with 2 shower rooms ensuite and family bathroom extending to 262.74 sq. meters and a 4 bedroomed house with 2 shower rooms and a bathroom ensuite, and family bathroom, extending to 255.1 sq. meters.

Trippet Villa is situated at the end of a private close and within a few minutes' walk of Chichester Harbour, Bosham Sailing Club and the village centre with its range of local shops, restaurants and pubs. The Bosham railway station with trains for Chichester, Portsmouth and London Victoria is some ¾ of a mile to the north.

**N.B.** There is a CIL liability due to Chichester District Council of £33,655.41.

## **PRICE GUIDE: £1,200,000 FREEHOLD**

### **DIRECTIONS:**

From Chichester proceed west on the A259 following signs to Bosham and Emsworth. Proceed through Fishbourne and on reaching Bosham roundabout bear left into Delling Lane. Follow the road to the bottom and at the Berkley Arms pub turn right on to Bosham Lane. Take the 3<sup>rd</sup> road on the left into Sunnyway and the driveway leading to Trippet Villa will be found at the far end of the close.

