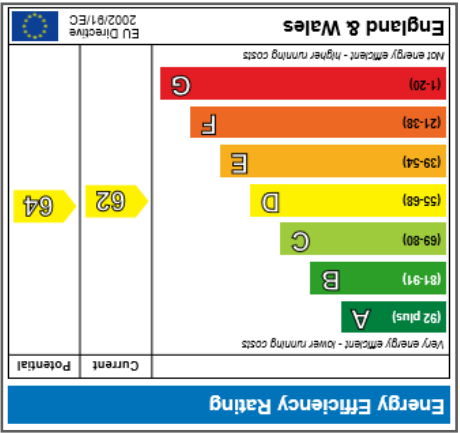
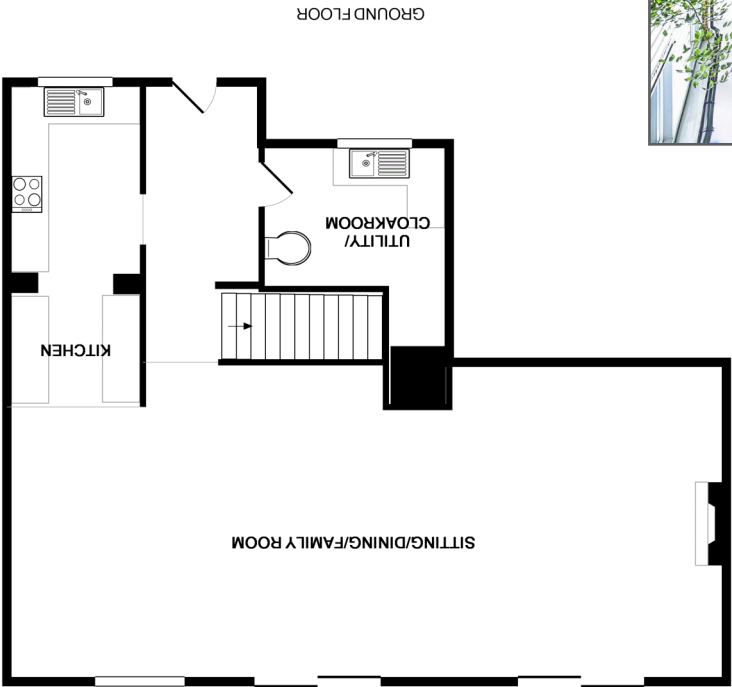
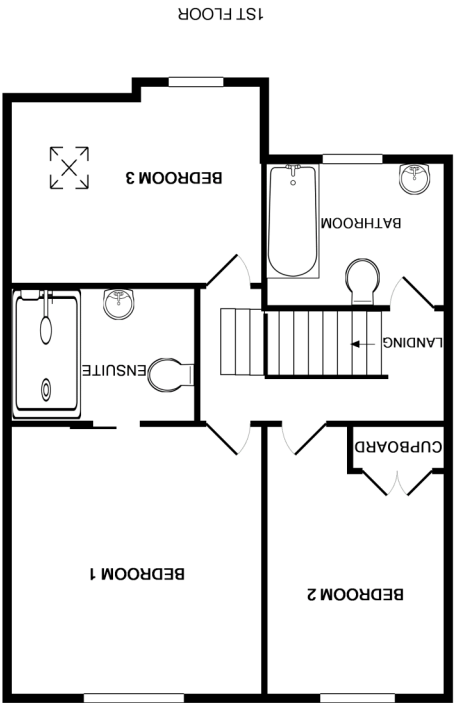


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Moreton Road, Bosham

Dolphin Cottage, 15 Moreton Road, Bosham, PO18 8LL.

Situated within this popular harbour village an exceptional **detached** family house occupying a ‘tucked away’ corner plot backing onto the mill stream. The property offers deceptively spacious accommodation with **3 double bedrooms**, the master having an ensuite shower room, a superb 38’ sitting/dining room, contemporary kitchen and garage, and is within easy walk of the village centre and harbour with its range of shops, ancient church, primary school, and thriving sailing club.

Chichester with its shopping precinct lies some 4 miles to the east and there is a train station on the northern edge of the village with links to Portsmouth and London Victoria and there is a regular bus service from the village to both Emsworth and Chichester.

The accommodation is arranged as follows:

Part glazed front door with outside light to side opening to:

ENTRANCE HALL:
CLOAKROOM/UTILITY
ROOM:

Radiator. Recessed ceiling spotlights. Wood flooring. Door to:

Laminated worktop with inset single drainer stainless steel sink unit with mixer tap and cupboard under. Low level WC. Space and plumbing for washing machine. Space for tumble dryer. Vail-lant gas fired boiler. Cupboard housing hot water cylinder. Un-der stairs storage cupboard housing electricity meter and fuse box. Recessed ceiling spotlights. UPVC double glazed window.

From the entrance hall, open plan access to:

SITTING/DINING/FAMILY
ROOM:

38’ max. x 18’7 max. narrowing to 14’9. Recessed log effect gas fire with shelved recesses to either side. Further shelved displace recess. Two radiators. Inset ceiling spotlights. Wood flooring. Large floor level UPVC double glazed window. Twin double-glazed sliding doors to rear garden, open plan access to:
17’2 x 7’. Modern fitted kitchen comprising laminated worktops with drawers and cupboards below. Range of matching wall mounted cupboards. Inset single drainer 1 ½ bowl stainless steel sink unit with mixer tap. SMEG cooker with two ovens, grill and four gas burners with fitted filter hood above. Space for fridge/freezer. Integrated dishwasher. Stainless steel splashbacks. Ra-diator. Recessed ceiling spotlights. Wood flooring. UPVC double glazed window, opening to entrance hall.

From the entrance hall, stairs lead to:

1st FLOOR LANDING:

Radiator. Access hatch with pull down ladder to loft space, doors to:

BEDROOM 1:

15’2 x 13’7. Radiator. Recessed ceiling spotlights. UPVC double glazed window, sliding door to:

ENSUITE SHOWER ROOM:

Modern suite comprising walk-in tiled shower. Low level WC. Wall hung wash hand basin with cupboard under and fitted mir-ror above. Ladder style towel radiator. Recessed ceiling spot-lights. Tiled floor.

BEDROOM 2:

15’2 including wardrobe x 9’1. Built in double wardrobe with shelving. Radiator. UPVC double glazed window.

BEDROOM 3:

13’2 x 10’9 max. Radiator. UPVC double glazed window. Double glazed Velux window with blind.

BATHROOM/WC:

White suite comprising fitted bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with fitted mirror over. Fitted mirror fronted medicine cabinet. Radiator. UPVC double glazed window.

SERVICES:

All main.

EXTERIOR:

The property is approached via a timber personal gate opening to a paved front courtyard being enclosed by brick walling and with space for dustbins. To one side of the house there is a gated pe-destrian access to the rear garden. The modest sized easterly as-pect rear garden is partly laid to lawn with paved terrace, shrubs and hedging with two outside lights and backs onto the mill stream. There is also a **single garage** located nearby with up and over door, power and lighting.

PRICE GUIDE: £545,000 FREEHOLD

DIRECTIONS:

Leave Chichester to the west on the A259 following signs to Bosham. At the roundabout take the 1st exit into Delling Lane and follow the road towards the village. At the junction bear right at The Berkley Arms pub onto Bosham Lane and follow the road to-wards the harbour. Just past the Millstream Hotel turn right into Moreton Road, follow the road to the end and Dolphin Cottage will be found in the far-right corner.

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

