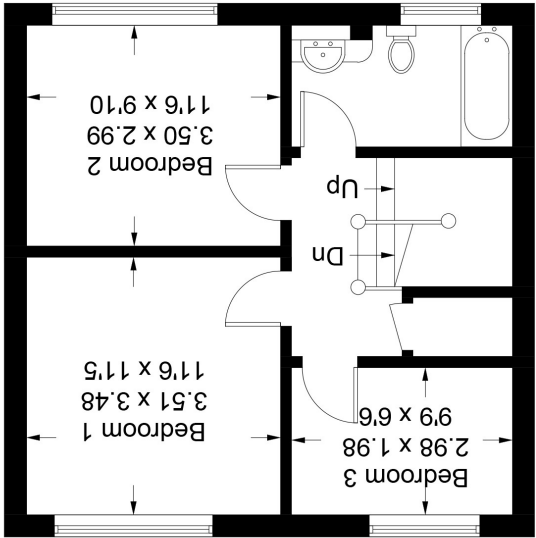


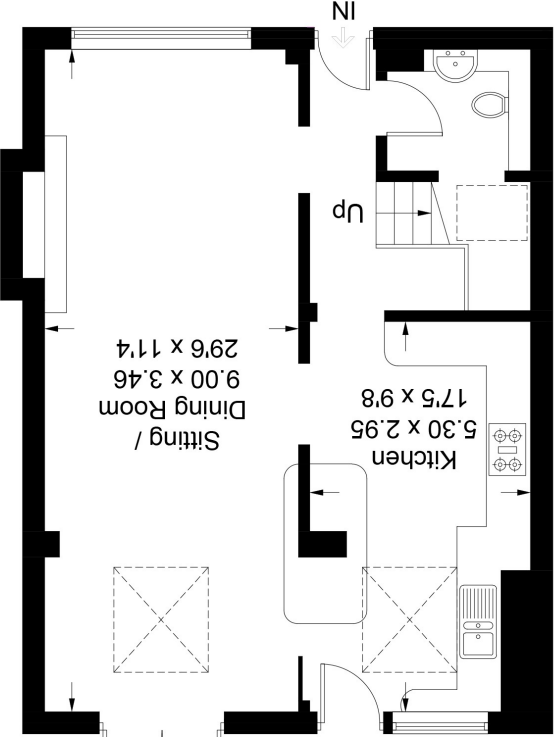
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2018. (ID484658)

First Floor



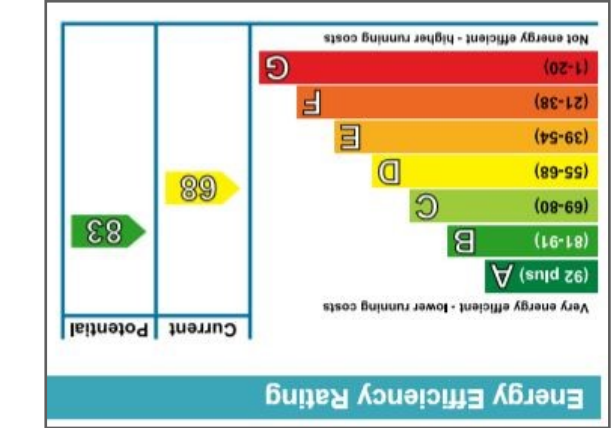
= Reduced headroom below 1.5m / 5'0

Ground Floor



Produced for Stride & Son Estate Agent.

Westward Close, Bosham, PO18 8QX  
Approximate Gross Internal Area = 103.8 sq m / 1117 sq ft



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Westward Close, Bosham



**21 Westward Close, Bosham, Chichester, PO18 8QX.**

Situated at the end of a residential cul-de-sac within the sought-after sailing village of Bosham and only a short distance from the village centre and harbour, 21 Westward Close is a spacious modern **semi-detached house**. Enlarged by the current owners by way of a single storey extension to the rear, the property offers well presented accommodation including a large 29' double aspect sitting/dining room, well-appointed kitchen, cloakroom, three first floor bedrooms and a bathroom/W.C. It also benefits from gas fired central heating and UPVC double glazing. There are pleasant enclosed front and rear gardens, two timber sheds, one being quite substantial, and there is gated access from the side of the house to an informal parking area.

Chichester Harbour and Bosham Sailing Club are within a short walk as is the historic village church, popular primary school and shopping facilities. There is a regular bus service to Chichester, approximately three and a half miles to the east, as well as a mainline train station with links to Chichester, Portsmouth and London (Victoria).

The accommodation comprises:

Canopy porch over UPVC double glazed front door opening to:

**ENTRANCE HALL:** Understairs recess. Engineered oak flooring. Radiator. Door to:

**CLOAKROOM:** Low level W.C. with concealed cistern. Wash hand basin. Recess and plumbing for washing machine. Vaillant gas fired combination boiler. UPVC double glazed window.

From entrance hall, opening to:

**SITTING/DINING ROOM:** 29'6 x 11'4. Open fireplace. Engineered oak flooring to approximately half the room. 3 Radiators. Double aspect room with UPVC double glazed window to front of property, double glazed Velux type window and UPVC double glazed double doors to rear garden. Openings to:

**KITCHEN:** 17'5 x 9'8 max. Fitted kitchen comprising wood worksurfaces with drawers and cupboards under. Several matching wall mounted cupboards. Inset single drainer one and a half bowl stainless steel sink unit with mixer tap. Fitted Britannia range cooker with oven, grill and five gas burners with matching fitted filter hood above. Space for fridge/freezer. Space and plumbing for dishwasher. Space for tumble dryer. Tiled splashbacks. Engineered oak flooring. Double glazed Velux type window. UPVC double glazed door with matching window to side to rear garden.

From entrance hall, turning stairs to:

**1<sup>ST</sup> FLOOR LANDING:** Storage cupboard. Access hatch with pull down ladder to part boarded loft space with light. Doors to:

**BEDROOM 1:** 11'6 x 11'5. Exposed painted floorboards. Radiator. UPVC double glazed window to rear of property.

**BEDROOM 2:** 11'6 x 9'10. Radiator. UPVC double glazed window to front of property.

**BEDROOM 3:** 9'9 x 6'6. Radiator. UPVC double glazed window.

**BATHROOM/W.C.** Bath with fitted shower screen and thermostatic shower over. Low level W.C. Wash hand basin with cupboard under. Fitted mirror fronted medicine cabinet. Towel radiator. UPVC double glazed window.

**SERVICES:** All main.

**EXTERIOR:** A personal timber gate opens to a concrete path leading to the front door. The front garden is mainly laid to lawn and bounded by tall hedging with flower and shrub beds. To the side of the property is a timber shed, personal gate leading to the parking area and a paved path running to the rear garden which is also mainly laid to lawn and enclosed by timber fencing with flower and shrub beds, a further timber shed and a paved terrace adjacent to the back of the house. The gas meter is located to the front of the property and there is a water tap to the rear.

**PRICE GUIDE: £425,000 FREEHOLD**

**DIRECTIONS:** Leave Chichester exiting the Fishbourne roundabout on the A27 taking the A259 west towards Fishbourne and Bosham. Proceed through Fishbourne village and upon reaching Bosham turn left into Walton Lane. Follow the road around to the right towards the village centre and then take the next turning on the left into Taylors Lane. After a short distance take the next turning right into Leander Road and then next right into Westward Close. Follow the road around to the left and No.21 can be found at the end of the cul-de-sac on the right hand side.

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

