



Summer Lodge Walton Lane, Bosham, PO18 8QF

Offers in Excess of £500,000

 **Henry Adams**
estate agents



Summer Lodge, Bosham

A charming property in a desirable location.

- Charming single storey cottage
- Entrance porch
- Dual aspect sitting room
- Dining room
- Three bedrooms
- Bathroom/WC
- Corner plot paved gardens
- Close to the harbour and amenities
- Chain free

Situated in a slightly elevated position, this charming single-storey cottage offers a perfect blend of comfort and convenience.

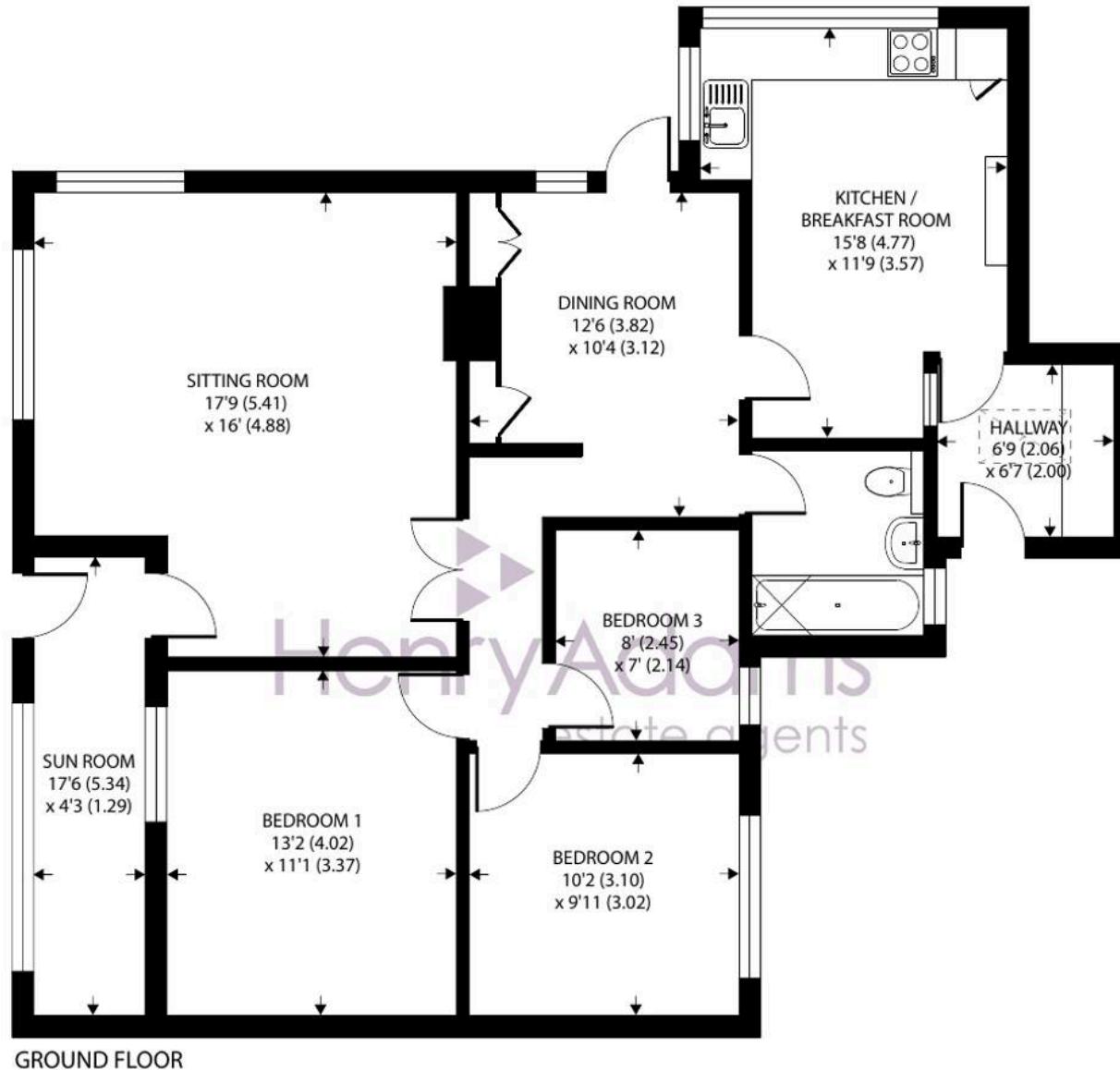
Featuring a welcoming entrance porch, a bright dual-aspect sitting room, and kitchen, it provides a warm and inviting atmosphere. The property boasts a spacious dining room, three bedrooms and a modern bathroom/WC.

Set on a desirable corner plot, the paved gardens provide an ideal space for outdoor relaxation. Located in a popular area, it is just a short distance from the harbour, sailing club and other local amenities. Offered chain-free, this home presents an excellent opportunity for a main residence or holiday home.

Chichester District Council - 25/26 Tax Band E £2,812.95
EPC-D







Approximate Area = 1108 sq ft / 102.9 sq m

For identification only - Not to scale



Location - The house is situated in the popular sailing village of Bosham, famous for being the rumoured site from which the Danish King Canute unsuccessfully ordered the tide to stop. Today, Bosham is a thriving community with a primary school, village hall, farm shop, an arts and crafts centre, two local pubs and a hotel. Local attractions include the cathedral city of Chichester to the east, racing and golf at Goodwood and world class sailing into the Solent. Much of the surrounding area and countryside is designated an Area of Outstanding Natural Beauty. A foot and cycle path connects Bosham at Fishbourne to the Salterns Way which is a 12 mile path running from Chichester to Birdham, Itchenor and on to the Blue Flag beach of West Wittering. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria.

Directions - Proceed west out of Chichester along the A259. On reaching the Bosham roundabout take the first exit off into Delling Lane. Proceed down Delling Lane and at the junction turn left into Walton Lane. The property is immediately on your left. what3words - denim.eyelash.prompting

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at
henryadams.co.uk

