



Flat 5 Walton House, Walton Lane, Bosham, PO18 8QB

Guide Price £300,000

Flat 5 Walton House, Bosham

A light and spacious ground floor garden apartment.

- Set within an elegant late Victorian building of just seven homes.
- Share of freehold
- Spacious open plan living space and kitchen
- Private west aspect rear garden
- Allocated parking
- Popular village location
- 17 minute walk from the train station (google maps)
- No onward chain

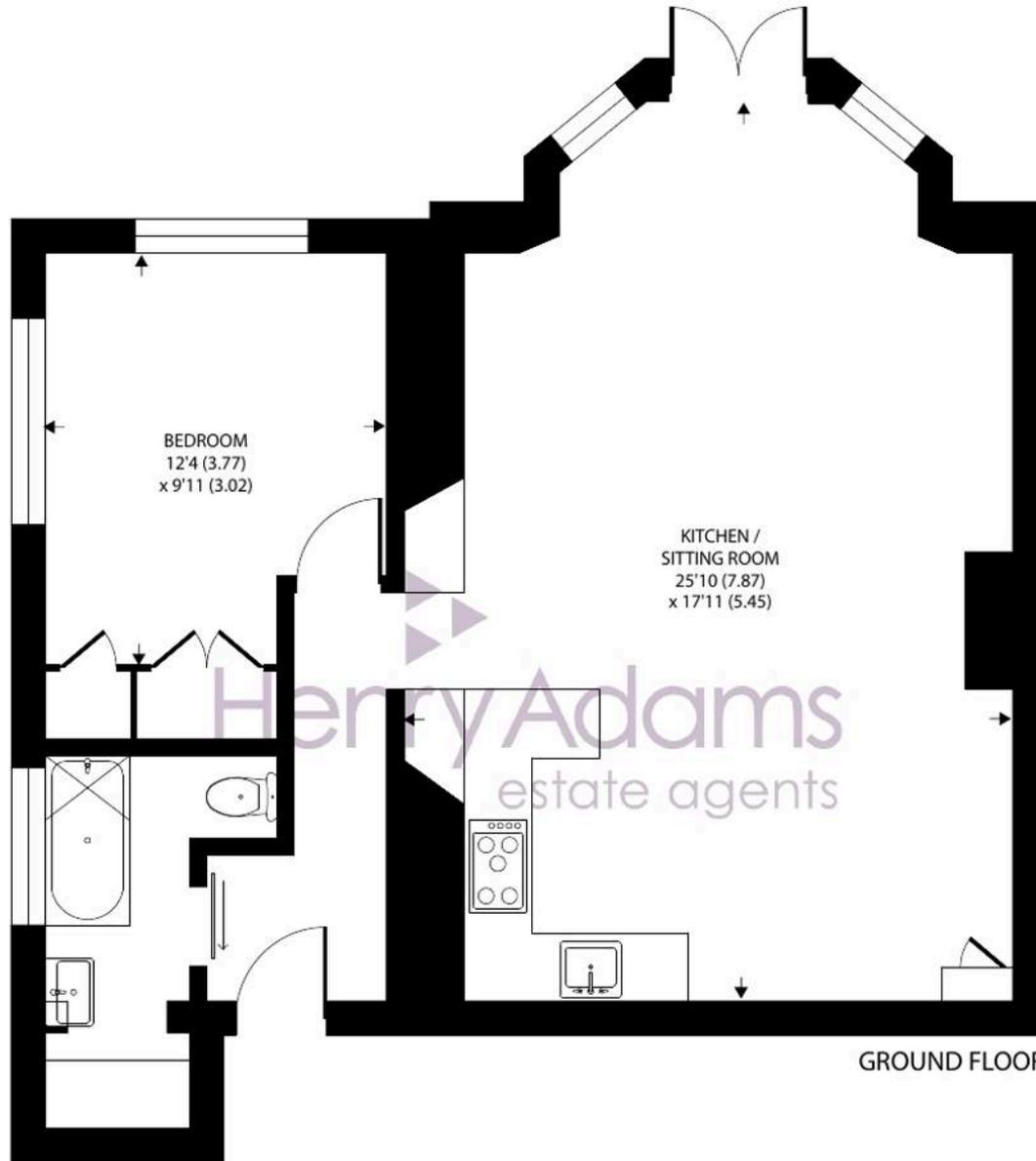
This beautifully proportioned property features high ceilings and an open-plan living space combining a stylish kitchen and a welcoming sitting room. The sitting area enjoys a feature fireplace, a deep bay window with wooden shutters and French doors opening directly onto the private garden. The contemporary kitchen offers light-grey cabinetry, complementary mid-grey worktops and a useful breakfast bar. The apartment benefits from its own private entrance and hallway, a modern bathroom and a sunny dual-aspect double bedroom.

Outside, the well-sized private garden is predominantly west-facing and wraps around one side of the apartment, providing excellent outdoor space. There is also an allocated parking space at the front of the building.

The property is offered with a share of freehold and no onward chain.







Approximate Area = 663 sq ft / 61.5 sq m

For identification only - Not to scale



Lease: 189 years from 1979

Ground Rent: Peppercorn

Service Charge: For period 1st May to 31st October £900.02

Chichester District Council - 25/26 Tax Band B £1,790.07
EPC-D

Location - Nearby is a small supermarket, public house and railway station. The ancient and picturesque village of Bosham is one of Britain's most popular sailing venues, situated towards the eastern end of Chichester Harbour, an Area of Outstanding Natural Beauty close to Chichester. There is an old quay with a public hard providing launching facilities, where sailing events take place throughout the summer months and beyond. There is an excellent sailing club which offers instruction for all ages and has an extensive programme of sailing and social events. An historic church, dating back to Saxon times, lies close to the water's edge, and there are two excellent pubs in the centre of the village. There is a network of footpaths and cycle routes around the harbour and to the north in the South Downs.

Directions - Proceed west from Chichester on the A259 and pass through the village of Fishbourne. On entering Bosham, take the turning left into Walton Lane and Walton House is immediately on the right. What3words - valley.helpfully.scrubber

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

