

White & Brooks

CHICHESTER

£425,000

Arnold Way • Chichester • West Sussex

“Beautifully Presented Family Home”



- ❖ Four Bedrooms
- ❖ Primary Bedroom features an En-Suite
- ❖ Modern Fitted Kitchen
- ❖ Living Room with Wood Burning Stove
- ❖ Conservatory
- ❖ Garage
- ❖ South Facing Garden

About The Property

White & Brooks are delighted to welcome to the market this beautifully presented four bedroom semi-detached family home situated in Bosham. In brief the property comprises of an entrance hallway, spacious living room featuring a wood burning stove, a modern fitted kitchen with built in appliances and a conservatory completes the ground floor. On the first floor are three bedrooms, two of which are doubles and a family bathroom. On the second floor there is a beautiful, light, and airy master bedroom which further benefits from an en-suite. Externally there is a garage and an enclosed south facing rear garden. A viewing is a must to appreciate all that this property has to offer. Situated in Bosham which provides stunning walks to the harbour and the Salterns Way cycle path is nearby which provides links from West Wittering to Chichester via Itchenor and the Marina. The historic Chichester City Centre is close by, with a range of independent and high street names along with a comprehensive range of entertainment, including a multi-screen cinema, sports centres with swimming pools and a selection of restaurants, public houses, wine bars and bistros. In addition, there is the recently extended award-winning Pallant House Gallery and the world renowned Festival Theatre. Chichester's mainline railway station provides links to Brighton, Portsmouth and Southampton as well as services to London Victoria, London Bridge and Gatwick Airport.



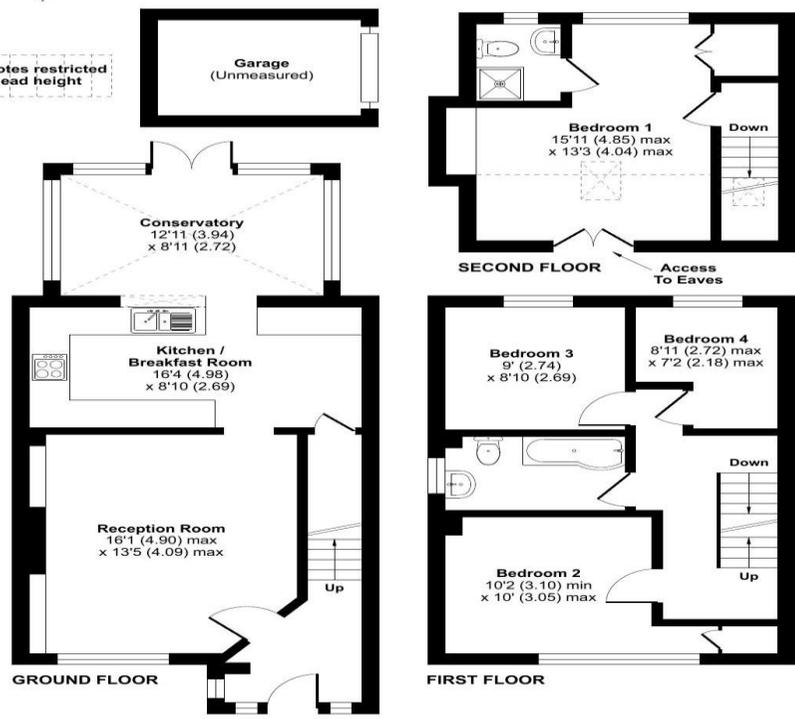
Floorplan and EPC

Bosham, Chichester, PO18

Approximate Area = 1168 sq ft / 108.5 sq m (excludes garage)
 Limited Use Area(s) = 55 sq ft / 5.1 sq m
 Total = 1223 sq ft / 113.6 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for White and Brooks. REF: 833298

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Room Details

Hallway

Living Room 16' 1" x 13' 5" (4.90m x 4.09m)

Kitchen/Breakfast Room 16' 4" x 8' 10" (4.98m x 2.69m)

Conservatory 12' 11" x 8' 11" (3.94m x 2.72m)

Primary Bedroom 15' 11" x 13' 3" (4.85m x 4.04m)

En-Suite

Second Bedroom 10' 2" x 10' 0" (3.10m x 3.05m)

Third Bedroom 9' 0" x 8' 10" (2.74m x 2.69m)

Fourth Bedroom 8' 11" x 7' 2" (2.72m x 2.18m)

Family Bathroom

Garage

