

7 M'tongue Avenue, Bosham, Chichester, PO18 8LB

Asking price £375,000

EPC Rating: Council Tax Band: B



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Chain-free extended 2 double bedroom semi in sought-after Bosham with 23ft lounge/diner, 20ft kitchen/breakfast room, large garden, driveway & HUGE potential to add a first-floor extension (STPP). Walk to harbour, station & excellent schools. A home you can grow into.

Set within a highly sought-after residential road in Bosham, this chain-free two bedroom semi-detached home offers impressive space, warmth and exceptional future potential, all within walking distance of the harbour and station.

The ground floor has been thoughtfully extended, creating a wonderfully generous layout that immediately feels light and welcoming. The separate sitting and dining room spans over 23 ft, with beautiful wooden flooring running throughout and soft neutral décor enhancing the natural light from the attractive front bay window. There is ample room for large sofas and a full dining setup, making it ideal for entertaining or relaxed family evenings. To the rear, the extended kitchen/breakfast room measures nearly 20 ft in length and comfortably accommodates both dining and seating areas. The modern fitted kitchen offers extensive worktop space, integrated appliances and a breakfast bar, while French doors open directly onto the patio and large rear garden, creating seamless indoor-outdoor living. A separate ground floor W/C sits conveniently off the kitchen for everyday practicality.

Upstairs, the wooden flooring continues, creating a cohesive feel throughout. The principal bedroom is a generous double with a full wall of fitted wardrobes providing excellent storage without compromising space, while the second bedroom is also a true double, light and well proportioned. The modern family bathroom is cleanly finished in a contemporary style.

Outside, the rear garden is larger than many in the area, with defined patio and lawned sections ideal for entertaining, relaxing or family use. Crucially, the rear extension has been constructed to support an additional storey, offering exciting scope to significantly enlarge the first floor (subject to the necessary permissions). This could allow for the creation of a third double bedroom or an impressive principal suite with en-suite and dressing space, transforming the property into a substantial family home while retaining the generous garden. To the front, a private driveway provides convenient off-road parking.

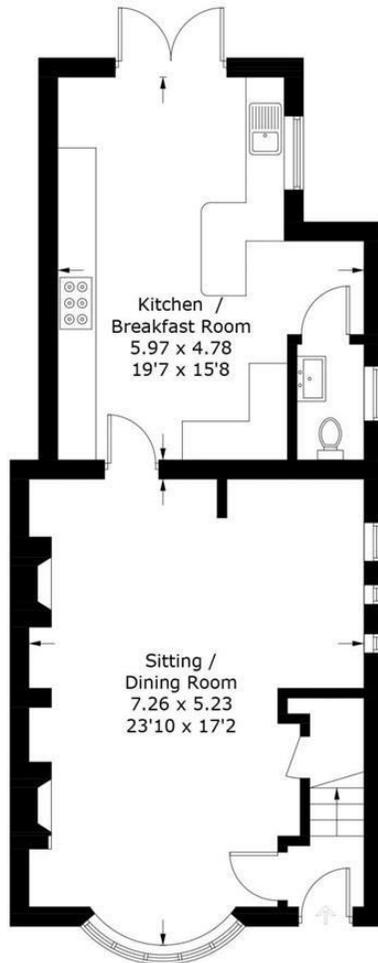
The location is superb, positioned in desirable Bosham within walking distance of Bosham Station with direct

links to Chichester, Portsmouth and London, as well as the picturesque harbour. Excellent schools and nurseries are close by, making this a spacious, flexible home that combines immediate comfort with long-term growth potential in a highly regarded coastal setting.

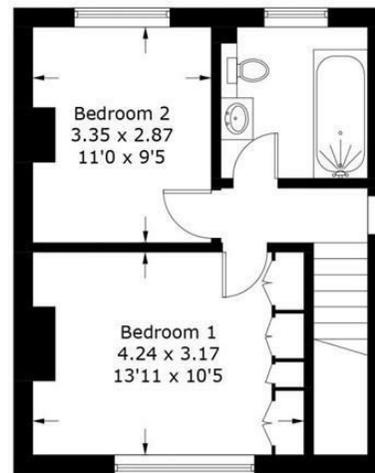


Mtongue Avenue, PO18

Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1266594)

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