

31 Westward Close, Bosham, Chichester, PO18 8QX

Offers in excess of £375,000

EPC Rating: C Council Tax Band: C



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Tucked away in a quiet cul-de-sac overlooking a green, this extended end-of-terrace home offers bright open-plan living, bi-fold doors to a landscaped garden, three bedrooms, and a flexible layout—just moments from Bosham village and its picturesque waterfront.

Tucked away at the end of a quiet residential cul-de-sac, this extended end-of-terrace home sits in a particularly peaceful spot, enjoying an open outlook over a well-kept green to the front. The position offers a real sense of privacy and space, while still being just a short distance from the heart of Bosham village and its scenic waterfront. Whether you're heading out for a morning walk along the harbour, taking the kids down to the quay, or cycling into nearby Chichester, the location manages to balance countryside calm with day-to-day convenience.

The house itself has been thoughtfully extended and reconfigured to suit modern family life. The ground floor is where the space really opens up: a full-width rear extension has transformed the original footprint into a bright, flexible open-plan kitchen, dining and living area. Skylights overhead flood the space with natural light during the day, and in the warmer months, wide bi-fold doors open straight out to the garden, effectively doubling the living area and making it ideal for entertaining or simply enjoying an indoor-outdoor flow.

The kitchen is designed around both form and function,

with clean lines, good storage, and generous worktop space. It anchors the room nicely without dominating it—perfect for busy weekday mornings or more relaxed evenings at home. There's plenty of space for a large dining table as well as a sofa or informal seating area, meaning the whole family can spread out while still being together. Off the main space is a separate utility and cloakroom—great for keeping the laundry and daily mess out of sight.

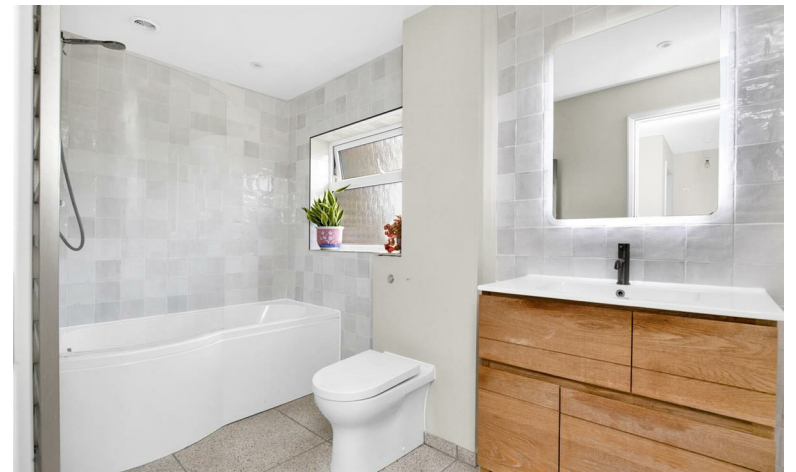
At the front of the house, a second reception room offers flexibility—currently used as a sitting room, it could easily work as a playroom, snug, home office or even a guest room if needed. It's a peaceful space, with views across the green and plenty of afternoon light.

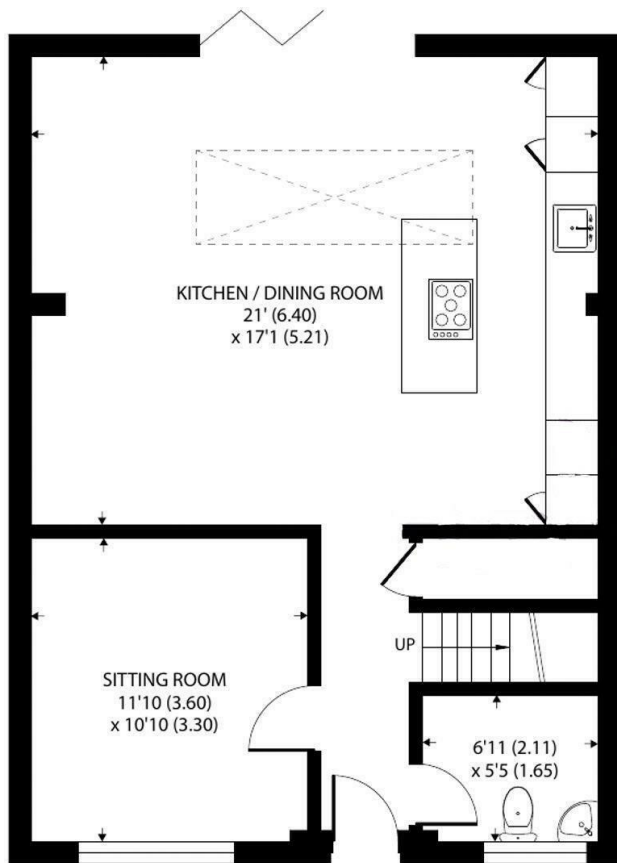
Upstairs, the home continues to deliver on comfort and practicality. There are three bedrooms in total—two generous doubles and a well-sized single—along with a smart, updated family bathroom. Each room has a calm, neutral feel and good natural light, while the overall layout makes the most of the space available. Whether you're upsizing, starting a family, or simply wanting more flexibility in your home, this layout lends itself to a range of needs.

Outside, the rear garden has been landscaped for low-maintenance enjoyment. It's fully enclosed, offering privacy and security, with a lawned area directly off the back of the house—ideal for outdoor dining or morning coffee—as well as a space for plant pots and a vegetable patch. There's also side access, which is always useful for bikes, bins or muddy boots.

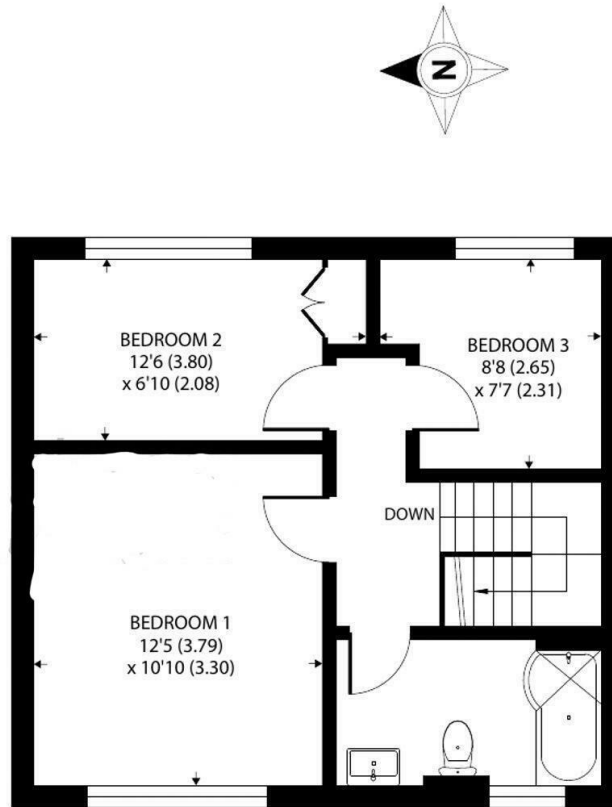
The home benefits from residents' parking nearby and easy access to both local amenities and transport links. Bosham station is within walking or cycling distance, offering a direct link to Chichester and beyond, while the A27 is just a short drive away, making commuting or coastal trips simple. The local area is known for its strong community feel, good schools, scenic walks and sailing connections, as well as its close proximity to Chichester's wider shopping, cultural and dining offerings.

In all, this is a home that's been sensitively updated to support everyday life without compromising on style or setting. It's ideal for families, professionals, or anyone looking to enjoy more space in one of West Sussex's most desirable waterside villages.





GROUND FLOOR



FIRST FLOOR



The Old Boathouse Bosham Lane
Bosham
West Sussex
PO18 8HS
01243 624637
info@soloestates.co.uk
www.soloestates.co.uk

Approximate Area = 1048 sq ft / 97.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	
(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	