

170, Kingsville Highgrove, Bosham, West Sussex, PO18 8EH

Prices from £449,000

EPC Rating: Council Tax Band: New Build



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A flexible three-storey home by Barratt Homes in Highgrove, Bosham, featuring a south-facing garden, open-plan kitchen/dining space, separate study/bedroom, en suite main bedroom and top floor accommodation — all overlooking green space with garage and parking.

Set within the ever-popular Highgrove development in Bosham, this thoughtfully designed three-bedroom home by Barratt Homes offers a versatile layout arranged across three floors — ideal for modern family life, home working, and entertaining.

The ground floor is centred around a bright and sociable kitchen/dining space, positioned to the rear with French doors opening directly onto the south-facing garden. This is very much the heart of the home — a space designed for everyday living as well as hosting, with a natural flow between cooking, dining and relaxing. To the front, a separate study or fourth bedroom provides valuable flexibility, perfect as a home office, playroom or guest space, alongside a convenient WC and additional storage.

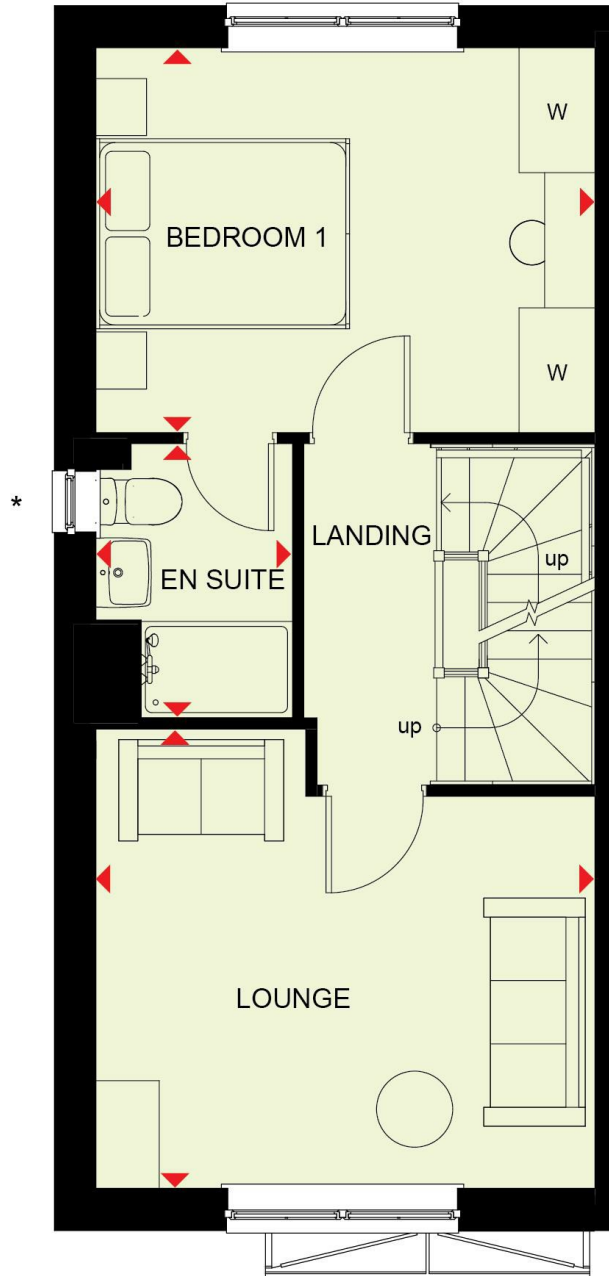
The first floor offers a completely different feel, with a generous lounge spanning the full width of the property — a calm, elevated retreat away from the main living space below. Also on this level is the main bedroom, complete with its own en suite, creating a comfortable and private principal suite.

Upstairs again, the top floor is ideal for family or guests, with two further well-proportioned bedrooms and a family bathroom. The layout works particularly well for growing families or those wanting to create distinct zones within the home.

Externally, the south-facing garden is a standout feature, enjoying sunlight throughout the day and accessed directly from the main living space. The property also benefits from a garage, driveway parking for two vehicles, and energy-efficient additions including solar panels and an EV charger — helping to keep running costs down while future-proofing the home.

Built by Barratt Homes and positioned overlooking open green space, the property enjoys a peaceful setting while remaining within easy reach of Bosham's harbour, local amenities and Chichester beyond — offering a well-balanced lifestyle in one of the area's most desirable new developments.





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

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