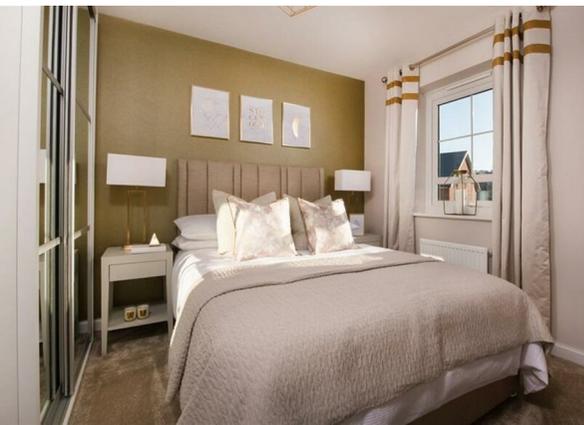


173, Folkstone Main Road, Bosham, PO18 8EH

Prices from £395,000

EPC Rating: Council Tax Band: New Build



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Prices from £395,000

Council Tax Band: New Build

A beautifully positioned 3-bedroom home at Highgrove, Bosham. Plots 10 & 173 sit on the edge of the development in a prime setting, offering open-plan living, garden access, and modern finishes. Ready for move-in May 2026, combining coastal lifestyle with contemporary comfort.

Positioned on the edge of the prestigious Highgrove development in the highly sought-after coastal village of Bosham, Plot 10 and Plot 173 offer a rare opportunity to secure a beautifully designed home in one of the development's most desirable positions.

Tucked away in a prime spot, these homes enjoy a greater sense of openness and privacy, creating a setting that feels both peaceful and connected — ideal for those seeking a slower, more considered pace of life.

Inside, the layout has been thoughtfully designed for modern living. The contemporary kitchen with breakfast area forms the heart of the home — perfect for everything from relaxed mornings to hosting friends and family. To the rear, a light-filled lounge and dining space opens out through French doors onto the garden, effortlessly blending indoor and outdoor living for long summer evenings and everyday enjoyment.

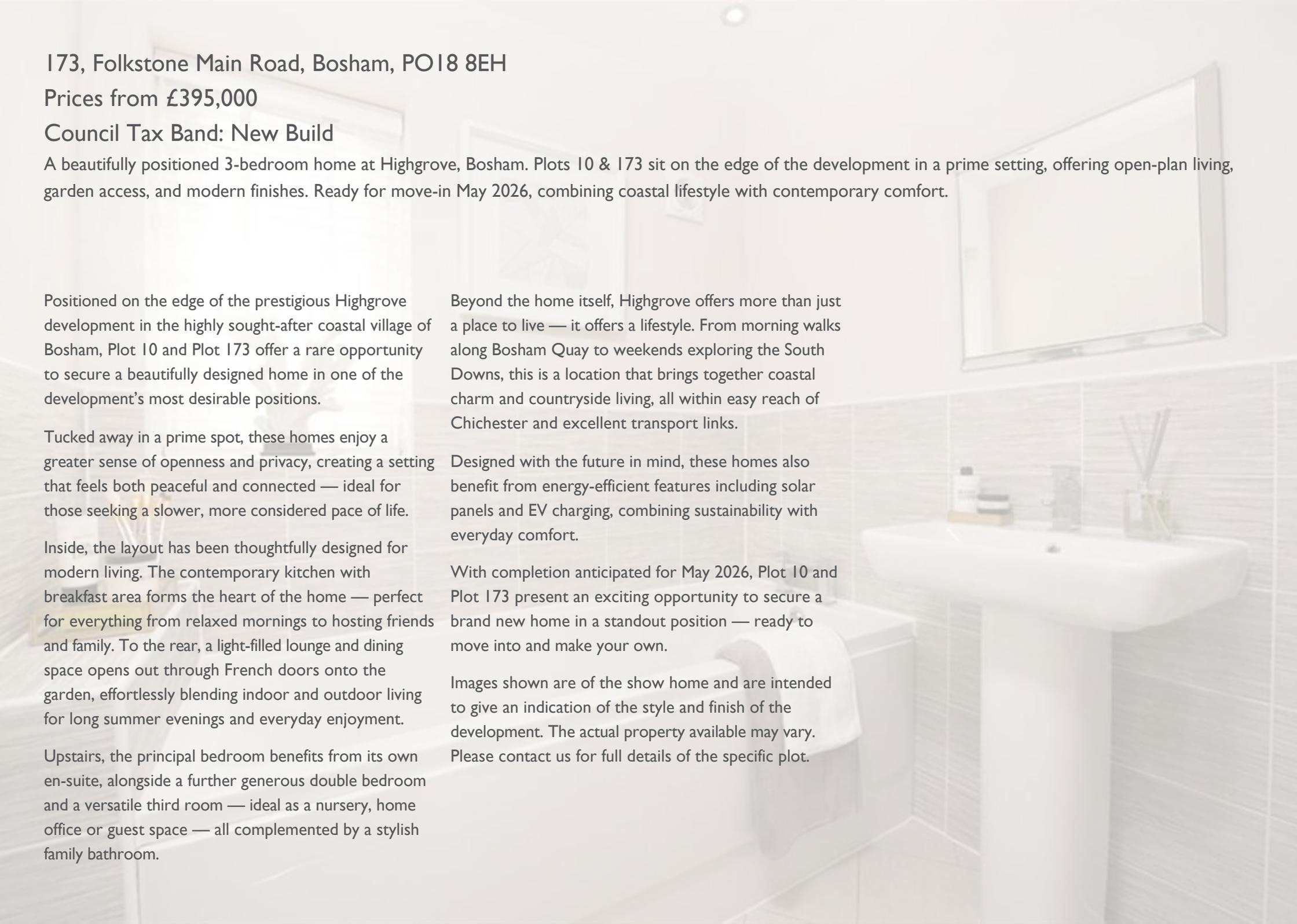
Upstairs, the principal bedroom benefits from its own en-suite, alongside a further generous double bedroom and a versatile third room — ideal as a nursery, home office or guest space — all complemented by a stylish family bathroom.

Beyond the home itself, Highgrove offers more than just a place to live — it offers a lifestyle. From morning walks along Bosham Quay to weekends exploring the South Downs, this is a location that brings together coastal charm and countryside living, all within easy reach of Chichester and excellent transport links.

Designed with the future in mind, these homes also benefit from energy-efficient features including solar panels and EV charging, combining sustainability with everyday comfort.

With completion anticipated for May 2026, Plot 10 and Plot 173 present an exciting opportunity to secure a brand new home in a standout position — ready to move into and make your own.

Images shown are of the show home and are intended to give an indication of the style and finish of the development. The actual property available may vary. Please contact us for full details of the specific plot.







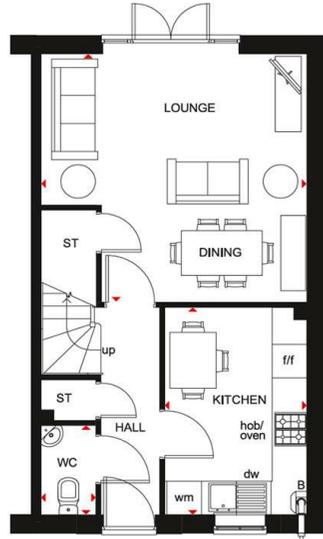
Bathroom
1913mm x 2143mm (6'3" x 7'0")

Bedroom 1
4205mm x 2597mm (13'9" x 8'6")

Bedroom 2
3112mm x 2597mm (10'2" x 8'6")

Bedroom 3
2708mm x 1913mm (8'10" x 6'3")

Ensuite 1
1325mm x 2597mm (4'4" x 8'6")



Kitchen
2458mm x 3713mm (8'0" x 12'2")

Lounge / Dining
4598mm x 4445mm (15'1" x 14'6")

WC
949mm x 1600mm (3'1" x 5'2")

The Old Boathouse Bosham Lane

Bosham

West Sussex

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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	