

house.

PARTNERSHIP

Moving estate agency on



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MERRY HARBOUR

Smugglers Lane
Bosham
Chichester PO18 8QW

Standing in peaceful and beautifully designed gardens, with delightful, far reaching, countryside views, an exceptionally lovely contemporary house of immense style

- Reception Hall
- 42' kitchen / dining / sitting room
- Larder, laundry room, cloakroom and shower room
- Master bedroom with en suite dressing room and bathroom
- Ground floor guest bedroom with en suite shower room
- 3 further bedrooms (1 with en suite shower room) and family bathroom
- Integral double garage and ,Zappi EV charger
- Delightful Mediterranean gardens and sweeps of wild flower fringed lawn
- Garden house and swimming pool
- Excellent eco energy features; EPC: A



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properties perfectly presented

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properties perfectly presented



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properties perfectly presented



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Approximate Gross Internal Area = 318.09 sq m / 3424 sq ft

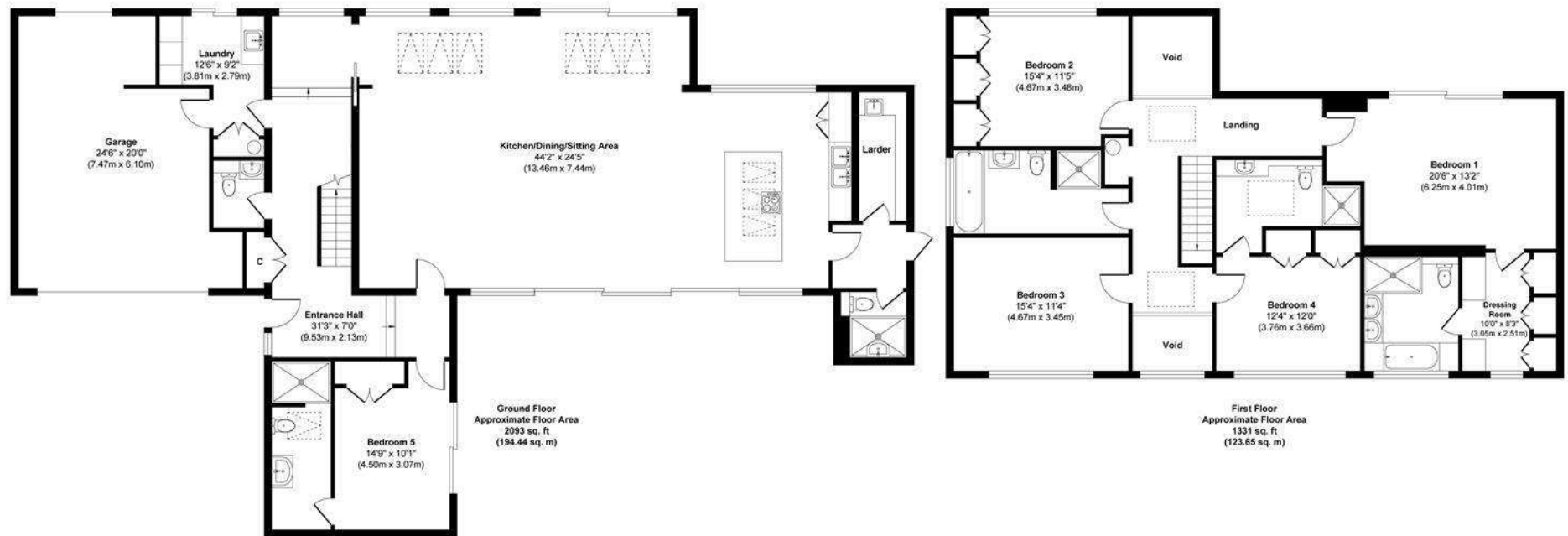
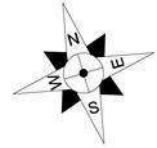


Illustration for identification purposes only, measurements are approximate, not to scale.

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HOUSE INFORMATION

Approximate total gross internal area: 3,424 sq ft / 318.09 sq m.

Services: All mains services. Underfloor heating. High performance glazing.

Local authority: Chichester District Council.
Tel: 01243 785166.

Viewing: Strictly by appointment. Tel: 01243 717417.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(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	



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