



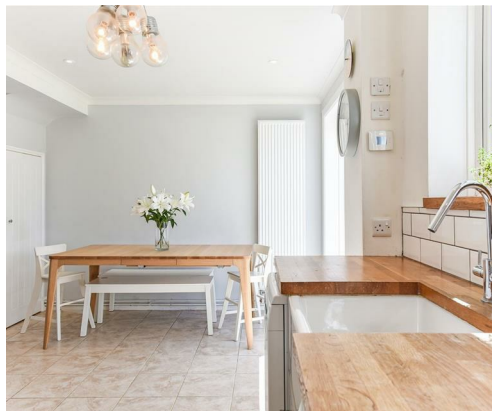


This refurbished 3-bedroom mid-terraced house, is located in the desirable waterside village of Bosham, near the picturesque harbour and foreshores. The ground floor features a covered porch leading to an entrance hall with a cloakroom. The spacious, bright living room includes built-in storage. The well-equipped kitchen/dining area, with underfloor heating and double doors to the garden, offers ample storage and modern amenities. Additionally, there is a rear hall with pantry, a coats area, and a versatile study/office. With plenty of unrestricted parking at both front and rear of the property.

On the first floor, a spacious landing with an airing cupboard leads to two double bedrooms and a large single/small double bedroom. The family bathroom is elegantly finished with a bath and shower, a concealed cistern WC, and a washbasin with a lit medicine cabinet. The rear garden is mainly laid to lawn with a patio area adjacent and rear pedestrian access.

A holding deposit of one week's rent will be required to secure the property. This fee is payable at the time of application for the tenancy, whilst reference checks and preparation for the tenancy agreement are undertaken.

- 3 Bedrooms
- Garden with Patio and Lawn
- Parking to Front
- Desired Bosham Location
- Kitchen/Dining Room
- EPC Rating: C (71)

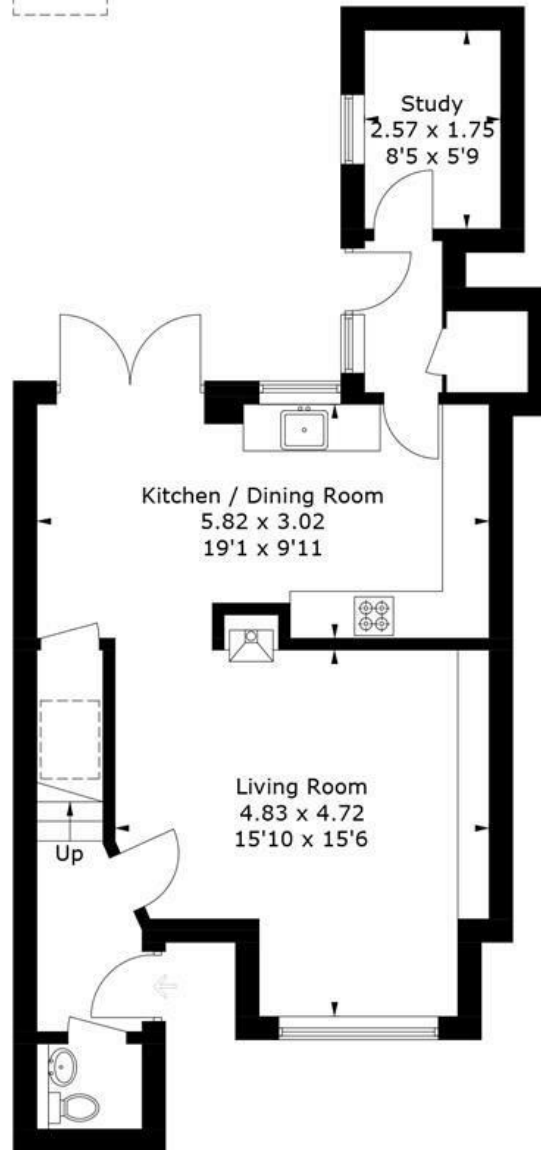


18, Shamrock Close, PO18 8QR

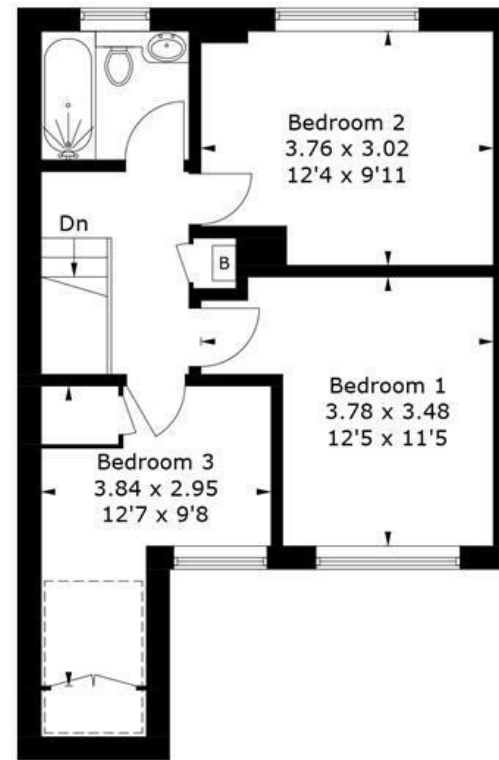
Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1083138)