



2 Mariners Terrace Shore Road, Bosham - PO18 8JA

Guide Price £835,000



STRIDE & SON

2 Mariners Terrace Shore Road

Bosham, Chichester

2 Mariners Terrace, Shore Road, Bosham

A delightful Grade II listed waterside cottage occupying an enviable position on the highly regarded Shore Road. Enjoying far-reaching views across Bosham Channel, this charming home offers a rare opportunity to embrace one of Chichester Harbour's most desirable coastal lifestyles. Arranged over three floors and full of character, the property combines period charm with versatile accommodation, attractive gardens and direct access to the ever-changing harbour scenery.

Key Features

- Prime Shore Road location
- Direct harbour views
- Grade II listed period cottage
- Sitting room and dining room
- Separate fitted kitchen
- Ground floor shower room and first floor bathroom
- Two bedrooms and study/occasional bedroom
- Loft room with Velux window
- Mature waterside garden and terrace
- Exceptional coastal lifestyle







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Accommodation

The ground floor comprises a welcoming sitting room and separate dining room, both enjoying plenty of character and creating comfortable spaces for everyday living and entertaining. The fitted kitchen lies to the rear of the property, whilst a glazed lobby provides access to the garden. A useful ground floor shower room completes the accommodation on this level.

The first floor offers two bedrooms together with a study or occasional bedroom and family bathroom. Above, the loft room provides additional flexibility, featuring a Velux window, fitted desk area and useful storage, making it ideal as a hobbies room, occasional guest space or home office.





Outside

A particular feature of the property is its mature garden, extending towards the harbour and providing a wonderful setting from which to enjoy the waterside surroundings. Established planting, several seating areas and a timber terrace create the perfect space for outdoor dining and relaxation, whilst enjoying uninterrupted views across the harbour. Access to the water is available at high tide, further enhancing the property's unique appeal.

Location

Shore Road is widely regarded as one of Bosham's most desirable waterside addresses. Situated within Chichester Harbour, an Area of Outstanding Natural Beauty, the area is renowned for sailing, walking and wildlife. The cathedral city of Chichester offers an excellent range of shopping, dining and cultural attractions, together with rail services and convenient road links via the A27.

Tenure: Freehold

Council Tax Band: E

EPC Rating: D







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Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft

Shed / Workshop = 9.1 sq m / 98 sq ft

Total = 116.2 sq m / 1251 sq ft

(Excluding Store)

Produced for Stride & Sons Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2026. (ID1327235)



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