



The White Swan

*Station Road Bosham
Chichester
PO18 8NG*

Freehold: £395,000 plus VAT

Ref: 3858243

KEY HIGHLIGHTS

- Affluent coastal location, Grade II Listed
- Bar & Restaurant (60 covers)
- External seating (30 covers)
- Three bedroom accommodation
- Parking for 4 cars, GIA 313 Sqm
- Energy Rating: C



LOCATION

The White Swan occupies a highly prominent corner plot on the A259 coast road between Chichester (three miles) and Emsworth (five miles) within the historic West Sussex village of Bosham.

In close proximity to Goodwood and Fontwell racecourse with easy access to the towns of Petworth and Midhurst. Located in an 'Area of Outstanding Natural Beauty', this whole area is popular for tourists and locals alike.

DESCRIPTION

A detached Grade II Listed, two storey, brick built property with painted elevations and various pitch tiled roofs dating back to the 18th Century when it featured as a Coaching Inn. In the modern day it is known for being a real community hub with strong local trade, briefly comprising an open plan bar area, restaurant and three bedroom tenants accommodation. Externally there is a gravel surfaced parking to rear, trade garden and front trade patio.

The property was purchased by the owners in 2011 during which time they have operated the pub and invested significantly in the fabric of the building replacing the roof in its entirety in 2016.

Previously tenanted, the pub closed its doors in March 2025 and is now available for purchase with vacant possession.

White Swan Website

Gross internal floor area (GIA) - 313 Sqm (3,369 sq ft)

GROUND FLOOR

Bar Area (c.25)

Darts Area (c.10)

Restaurant (c.25)

Commercial kitchen and pot wash

Ladies & gentleman's WC's

Ground floor cellar

FIXTURES & FITTINGS

All in situ trade fixtures and fittings are included in the sale, except for some personal effects. An inventory will be provided once an offer has been accepted.

TENURE

Freehold sold with vacant possession (VP)



OTHER FLOORS

The residential accommodation is situated on the first floor and accessed via an internal staircase. It includes three bedrooms, a lounge, a bathroom, and a kitchen. Additionally, there are two rooms that remain untouched and could be converted into extra bedrooms by installing an external staircase at the rear of the property

EXTERNAL DETAILS

Rear parking for four cars
Trade garden (c.20)
Front trade patio (c.10)

BUSINESS RATES

Rateable value effective from 1 April 2023 is £9,700.
Confirmation of actual Rates payable should be sought from the Local Authority.

TRADING HOURS

Currently Closed.



SERVICES

Drainage	Mains
Heating	Gas
Water	Mains
Gas	Mains



REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.



Kitchen
3208 x 6190
39.64 m²

Dining Area

Bar

Bar Area
6078 x 6751
99.99 m²

Store
5340 x 1872
8.42 m²

Cellar
3530 x 1277
7.54 m²

The floor plan shows a rectangular building layout. On the left side, there are four bedrooms stacked vertically. The top bedroom is 3917 x 3689 (13.26 m²) and contains a wardrobe (W.C.). Below it is a bedroom 3917 x 3084 (14.24 m²). The third bedroom from the top is 2689 x 3472 (9.70 m²). The bottom bedroom is 2689 x 3954 (11.77 m²). To the right of the top bedroom is a boiler room 1759 x 2285 (4.02 m²). Below the boiler room is a kitchen 3035 x 2781 (8.24 m²) which includes a sink, stove, and refrigerator. Adjacent to the kitchen is a bathroom with a toilet and a bathtub. At the bottom of the plan are a lounge 5880 x 4089 (22.44 m²) and an office 4067 x 4089 (15.65 m²). A central hallway provides access to all rooms. A store room is located between the kitchen and the lounge/office area. A front door is indicated by a double arrow pointing into the lounge area.

Room	Dimensions	Area (m²)
Bedroom	3917 x 3689	13.26
Bedroom	3917 x 3084	14.24
Bedroom	2689 x 3472	9.70
Bedroom	2689 x 3954	11.77
Boiler	1759 x 2285	4.02
Kitchen	3035 x 2781	8.24
Lounge	5880 x 4089	22.44
Office	4067 x 4089	15.65

Drawing No:	8888-20-JNL-20
Drawing Title:	Floor Plan
Drawing Date:	2022
Drawing Size:	A1

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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