



Price

£1,450,000

Freehold

5x  3x  3x 

Bookers Lane, Earnley,
Chichester, West
Sussex, PO20

OVER 60?

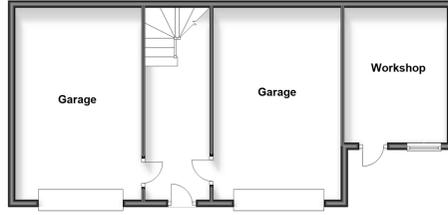
Secure this property
for up to **59% less!**

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Ground Floor
Approx: 155.8 sq. metres (1676.8 sq. feet)



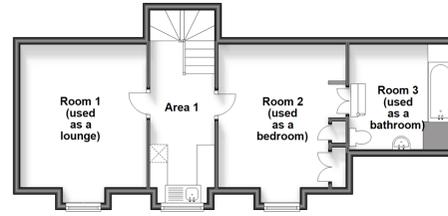
Outbuilding 1
Approx: 61.4 sq. metres (660.4 sq. feet)



Split Level First Floor
Approx: 115.2 sq. metres (1239.9 sq. feet)



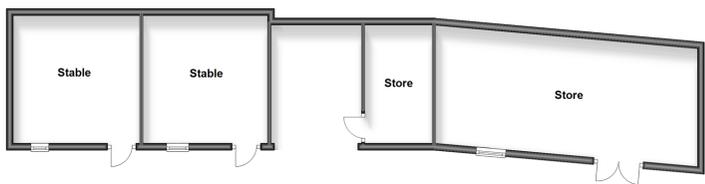
Outbuilding 1 First Floor
Approx: 49.3 sq. metres (531.2 sq. feet)



Second Floor
Approx: 24.0 sq. metres (258.8 sq. feet)



Outbuilding 2
Approx: 66.1 sq. metres (711.8 sq. feet)



Accommodation

GROUND FLOOR

- Entrance Hall
- Sitting Room: 14'10 x 14'10 (4.52m x 4.52m)
- Study: 12'2 x 11'5 (3.71m x 3.48m)
- Dining Room: 16'1 x 12'6 (4.91m x 3.81m)
- Rear Porch: 4'4 x 4'2 (1.32m x 1.27m)
- Utility Room: 7'8 x 6'1 (2.34m x 1.86m)
- Conservatory: 17'0 x 11'4 (5.19m x 3.46m)
- Kitchen: 17'6 x 10'4 (5.34m x 3.15m)
- Boot Room: 5'3 x 5'0 (1.60m x 1.53m)
- Cloakroom 1: 4'11 x 4'9 (1.50m x 1.45m)
- Lounge: 21'0 x 14'2 (6.41m x 4.32m)

FIRST FLOOR

- Landing
- Bedroom 1: 14'8 x 14'3 (4.47m x 4.35m)
- En-Suite Bath & Shower Room: 11'6 x 8'6 (3.51m x 2.59m)
- Bedroom 2: 14'2 x 12'5 (4.32m x 3.79m)
- En-Suite Shower Room: 7'8 x 4'6 (2.34m x 1.37m)
- Bedroom 4: 12'0 x 10'10 (3.66m x 3.30m)
- Bedroom 5: 12'0 x 10'9 (3.66m x 3.28m)
- Family Bathroom: 10'0 x 6'9 (3.05m x 2.06m)
- Cloakroom 2: 5'11 x 3'5 (1.80m x 1.04m)

SECOND FLOOR

- Landing
- Bedroom 3: 17'2 x 10'9 (5.24m x 3.28m)

OUTBUILDING 1 - GROUND FLOOR

- Hallway
- Double Garage
- Workshop: 12'7 x 9'7 (3.84m x 2.92m)

OUTBUILDING 1 - FIRST FLOOR

- Landing
- Area 1 (Used As Kitchen): 9'4 x 6'0 (2.85m x 1.83m)
- Room 1 (Used As Lounge): 15'1 x 11'8 (4.60m x 3.56m)
- Room 2 (Used As Bedroom): 15'1 x 11'8 (4.60m x 3.56m)
- Room 3 (Used As Bathroom)

OUTSIDE

- Off Road Parking
- Stables & Store Rooms
- Front, Rear & Side Gardens
- Orchard



Main features

- Substantial detached house - a former vicarage
- Extensive grounds including a mature orchard
- Additional rooms above double garage & workshop
- In need of modernisation - opportunity to develop (subject to consents)
- Ideal family home
- Only a short drive to Chichester's city centre



Nearest Schools

East Wittering Community Primary 1.0 miles, Birdham CofE Primary 1.9 miles, Sidlesham Primary 2.1 miles, Manhood Community College 3.1 miles, Chichester High School for Girls 5.2 miles, Chichester High School for Boys 5.3 miles, Chichester College 5.3 miles



Transport Information

Train Stations: Fishbourne 5.1 miles, Bosham 5.2 miles, Chichester 5.3 miles



Address

Bookers Lane, Earnley, Chichester, West Sussex, PO20



Directions

For directions to this property please contact us.



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- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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