



Price

£1,450,000

Freehold

5x  3x  3x 

**Bookers Lane, Earnley,
Chichester, West
Sussex, PO20**

OVER 60?

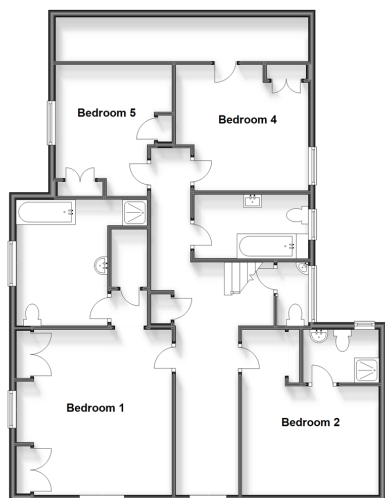
Secure this property
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Ground Floor
Approx. 155.8 sq. metres (1676.8 sq. feet)



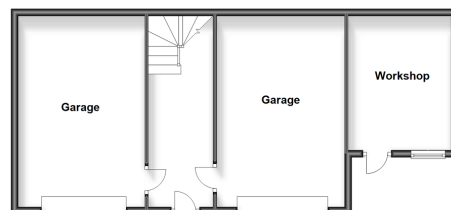
Split Level First Floor
Approx. 115.2 sq. metres (1239.9 sq. feet)



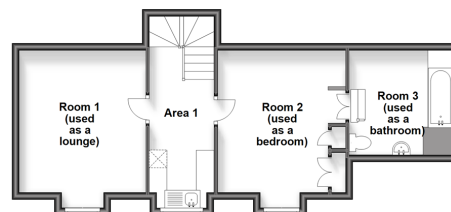
Second Floor
Approx. 24.0 sq. metres (258.8 sq. feet)



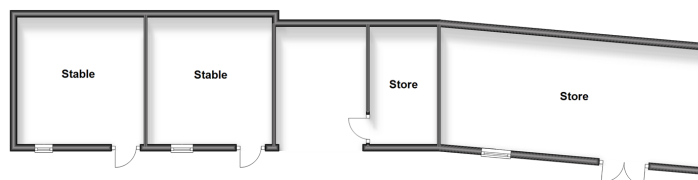
Outbuilding 1
Approx. 61.4 sq. metres (660.4 sq. feet)



Outbuilding 1 First Floor
Approx. 49.3 sq. metres (531.2 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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