



**Ash Tree Cottage,
137A
Almodington
Lane,
Earnley,
Chichester,
PO20 7JR**

Guide Price
£1,150,000 Freehold

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STRIDE & SON

Established 1890

3 bedroom detached bungalow set in approx. 0.69 of an acre with commercial building (circa 1,700 sq. ft)



3



2



2



E



52



2,762 sq ft

DESCRIPTION:

A three bedroom detached bungalow of brick and rendered elevations under a pitched tiled roof with UPVC triple glazed windows throughout set in semi rural surrounds and bounded by open farmland. The house offers spacious accommodation including three good sized double bedrooms, one with ensuite, a large family bathroom, an open plan living/dining room and a well equipped kitchen.

The property is approached via a gravelled driveway with parking for several vehicles and a spacious garden which is mostly laid to lawn with a number of mature trees and shrubs. There is a small patio area with electric for a hot tub. The house also has a former packing shed which may have potential for use as annexed accommodation for holiday lets, subject to necessary planning consent. In addition there is a garage, an open yard storage area and a stable block with 2 loose boxes.

Beyond the northern boundary of the residential curtilage is a large industrial unit (circa. 1,700 sq. ft.) which has been used and occupied by Sussex Tractor Spares over the past 30 years. This building may have potential for residential conversion subject to necessary planning consent.

The whole site extends to 0.69 of an acre.

Council Tax: Band E

Local Authority: Chichester District Council

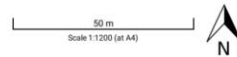
Energy Rating: Band E

Services: The property has oil fired central heating and private drainage





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LOCATION:

The rural hamlet of Earnley is approximately 7 miles south-west of Chichester and close to the beach at Bracklesham Bay, the nature reserves at Medmery and Pagham harbour, and village shops of East Wittering.

The local beaches enjoy views of the Isle of Wight over the Solent and is popular with windsurfers. East Wittering offers a range of local facilities including Infants and junior school, GP surgery, chemist, dentist, library and a range of quality, independent shops. There is also a regular bus service from Bracklesham Bay or East Wittering to Chichester and offers a full range of shops, cinemas, restaurants, Festival Theatre, and main line railway station. The South Downs, Goodwood Racecourse and Motor Circuit are a short distance to the north of Chichester.

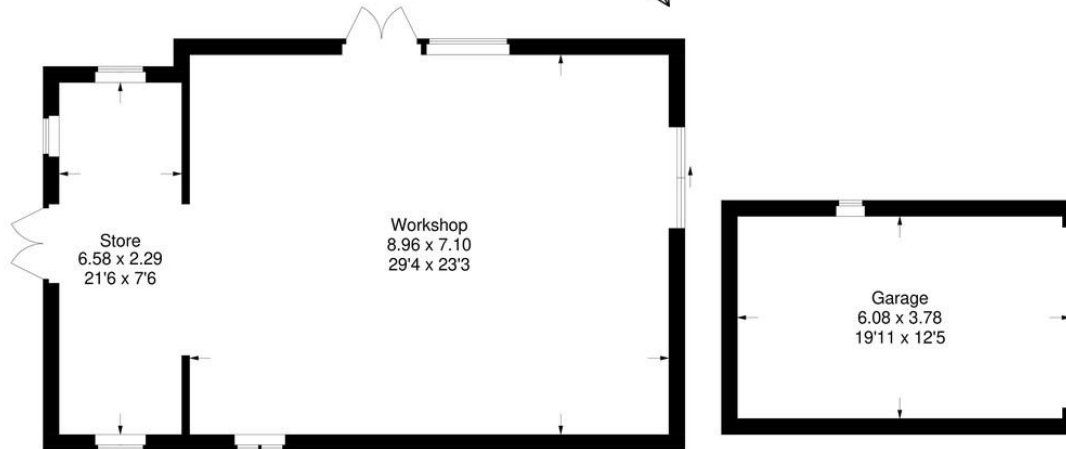


Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

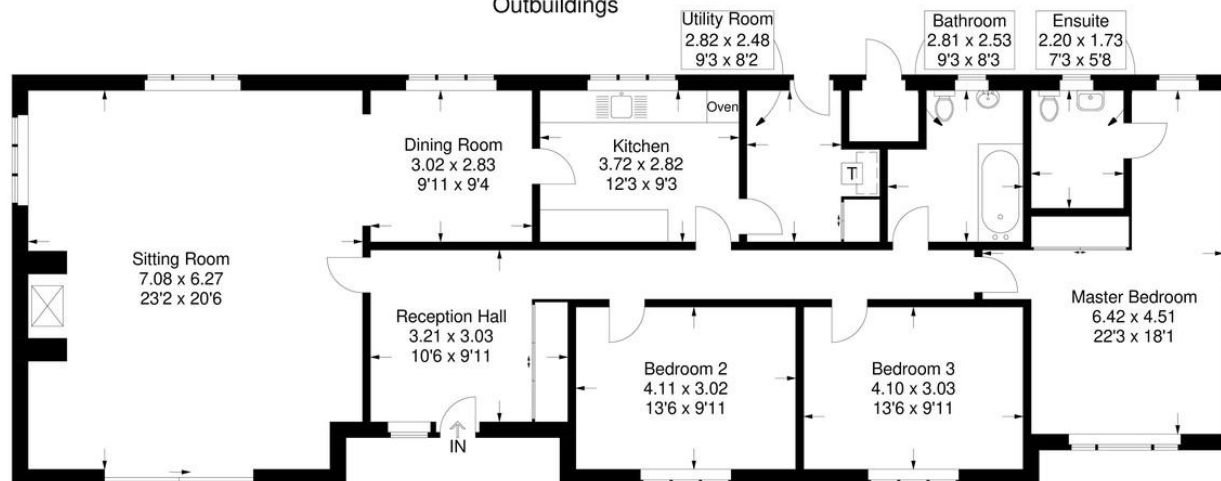
FLOORPLAN

Almodington Lane, Almodington

Approximate Gross Internal Area = 152.6 sq m / 1642 sq ft
Outbuildings = 104 sq m / 1120 sq ft
Total = 256.6 sq m / 2762 sq ft



Outbuildings



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DIRECTIONS

Leave Chichester to the south on the A286 signposted West Wittering. After approximately 4 ½ miles turn left onto Sidlesham Lane. Follow the road which becomes Batchmere Road and then Almodington Lane and after approximately 2 miles bear right continuing along Almodington Lane where 137A will be found on the right hand side of the lane.

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