





Lagnersh House, Lower Bognor Road, Lagness, Chichester

A beautiful Grade II Listed farmhouse surrounded by countryside views set in a very generous plot.



- ▶ **Grade II Farmhouse**
- ▶ **Dining Room and Sitting Room**
- ▶ **Utility and Ground Floor WC**
- ▶ **En-Suite and Family Bathroom**
- ▶ **Generous Gardens**
- ▶ **Original Character Features**
- ▶ **Country Style Kitchen/Breakfast Room**
- ▶ **Three Double Bedrooms**
- ▶ **Static Home and Outbuildings**
- ▶ **No Forward Chain**

This charming farmhouse has been lovingly restored and improved over recent years by the current owners, retaining many original character features that one would expect from a home of this era including exposed beams and open fireplaces, panel doors, and timber framed sash windows.

The accommodation briefly comprises, entrance porch and hall, kitchen/breakfast room with fitted country style units, ceramic sink and integral appliances. The formal dining room has a fireplace and is open plan to the kitchen. The sitting room has a fireplace and is dual aspect. The rear entrance hall has a WC. There is also a utility room.

On the first floor, there are three double bedrooms, the principal bedroom has a dressing area and full en-suite bathroom. The family bathroom is fitted with a white suite with a separate shower.

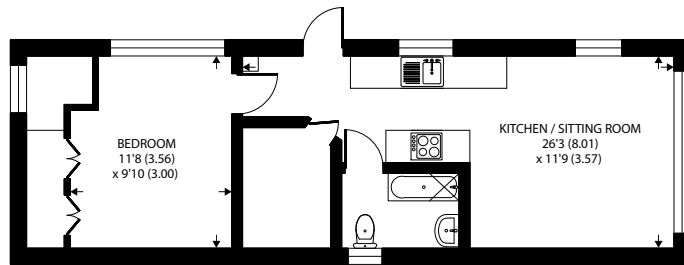
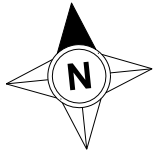
Nestled in landscaped gardens with established borders and hedges, and trees and a fishpond. There is a static one bedroom home, ideal for extended family or rental and a brick built workshop with potential for conversion. The property is approached via a gravel driveway with ample parking.

Council Tax Band: G

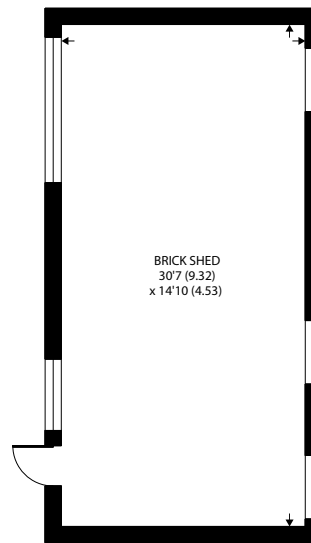




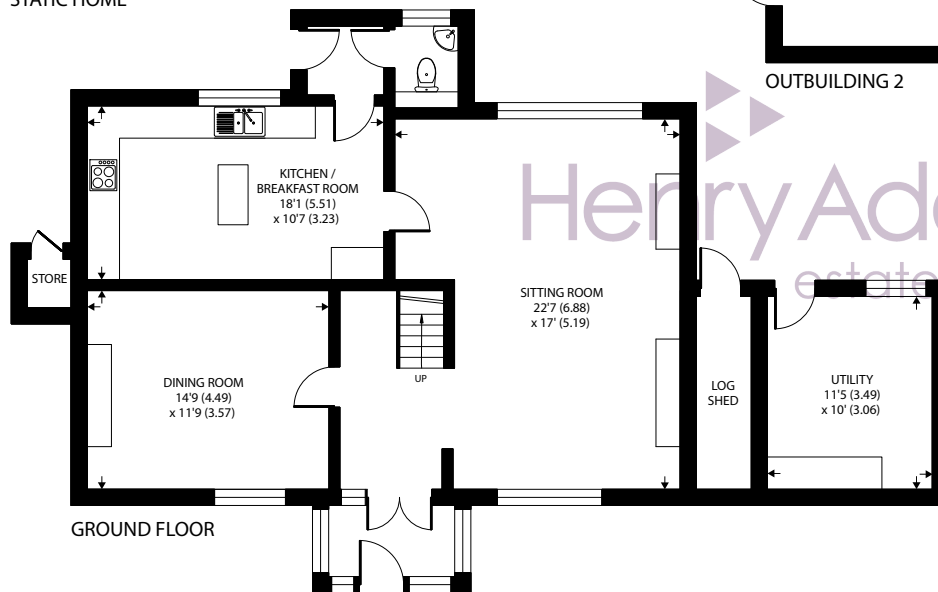




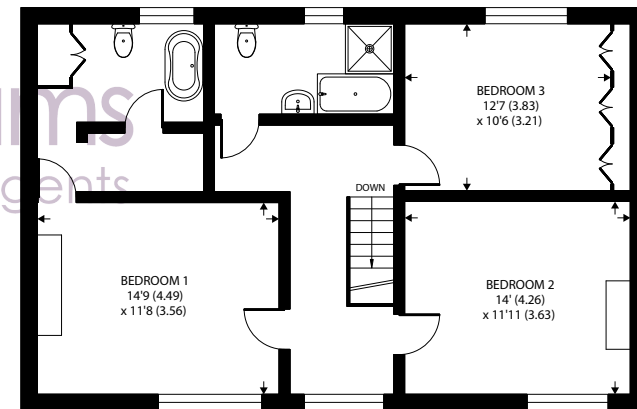
STATIC HOME



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1724 sq ft / 160.1 sq m

Static Home = 1081 sq ft / 100.4 sq m

Total = 2805 sq ft / 260.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Lagnersh House can be found on the Lower Bognor Road, the B2166. Lagnersh is situated between The Cathedral City of Chichester and the seaside town of Bognor Regis. Chichester has a precinct shopping centre, a range of bistros and restaurants, Pallant House Gallery, as well as Chichester Festival Theatre. Goodwood, famous for Glorious Goodwood, Festival of Speed and the Revival. Pagham Nature Reserve, and the villages of Pagham and Nyetimber are close by.

What3Words ///chase.relatives.handrail

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