



1 Flint Cottages

Bell Lane, Somerley

West Sussex, PO20 7HZ

Guide Price **£375,000**

Nestled in the picturesque village of Earnley, West Sussex, this charming semi-detached cottage dating back to the late 18th century is brimming with potential. Priced at £375,000 and offered with no onward chain, this property presents a unique opportunity for those seeking rural living and a renovation/development project, subject to the necessary consents.

Approaching the property, one is immediately struck by its period features, highlighted by traditional flint elevations and slate roof. The cottage occupies a large plot, offering ample space for outdoor activities or potential extensions/ancillary buildings.

Inside, the ground floor greets you with original flagstone flooring, evoking a sense of history and timeless appeal which flows through to the sitting room where evenings by the open fire can be enjoyed. At the rear, an extended space integrates a kitchen and dining area, where modern skylights and exposed rafters create a bright and airy atmosphere. This area is perfect for entertaining guests or enjoying family meals while taking in views of the expansive garden.

Whilst the property requires modernisation throughout, the kitchen extension is a highlight, blending contemporary features with the cottage's rustic charm. The ground floor also includes a conveniently located bathroom. Ascending to the first floor, you will find two well proportioned bedrooms, each offering a serene and private space to unwind with the principal suite having the benefit of a walk-in-wardrobe. The scope for personalisation is vast, allowing new owners to imprint their style while restoring and enhancing the original features.



LOCATION

For those who enjoy water-based activities, the nearby coastline provides opportunities for sailing, windsurfing, and leisurely beach days. The historic town of Chichester is just a short drive away, offering a wealth of cultural and recreational amenities, including the Chichester Festival Theatre, Pallant House Gallery, and a range of fine dining options.

The West Sussex countryside is also home to several stately homes and gardens, such as Goodwood House and Petworth House, perfect for day trips. Goodwood, famous for its racecourse and motor circuit, hosts numerous events throughout the year, from horse racing to the Festival of Speed, attracting visitors from all over the country.

Tenure

Freehold

Council Tax

Band C

Entrance Hall

Sitting Room 12'10" (3.91m) x 11'11" (3.63m)

Open Plan Kitchen Dining Room 19'10" (6.05m) x 15'6" (4.72m)

Bathroom

Bedroom 1 13'1" (3.99m) x 11'11" (3.63m)

Bedroom 2 9'10" (3m) x 7'6" (2.29m)

Store

Not Measured.

Services

Main electricity & water. Cesspit drainage.

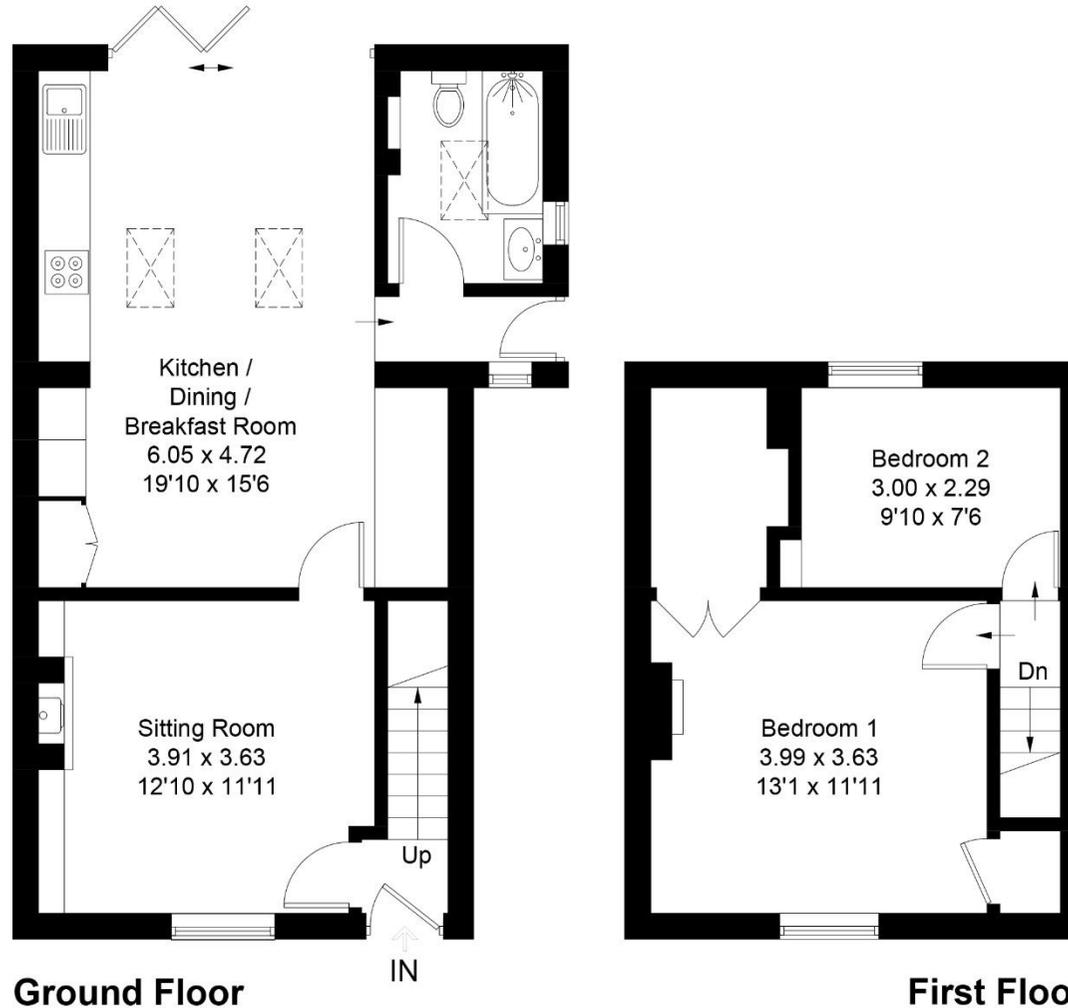




Produced for Astons of Sussex
1, Flint Cottages, PO20 7HZ



Approximate Gross Internal Area = 79.2 sq m / 852 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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