



Earnley Manor Close, Earnley, PO20 7JQ
Price Guide £1,000,000

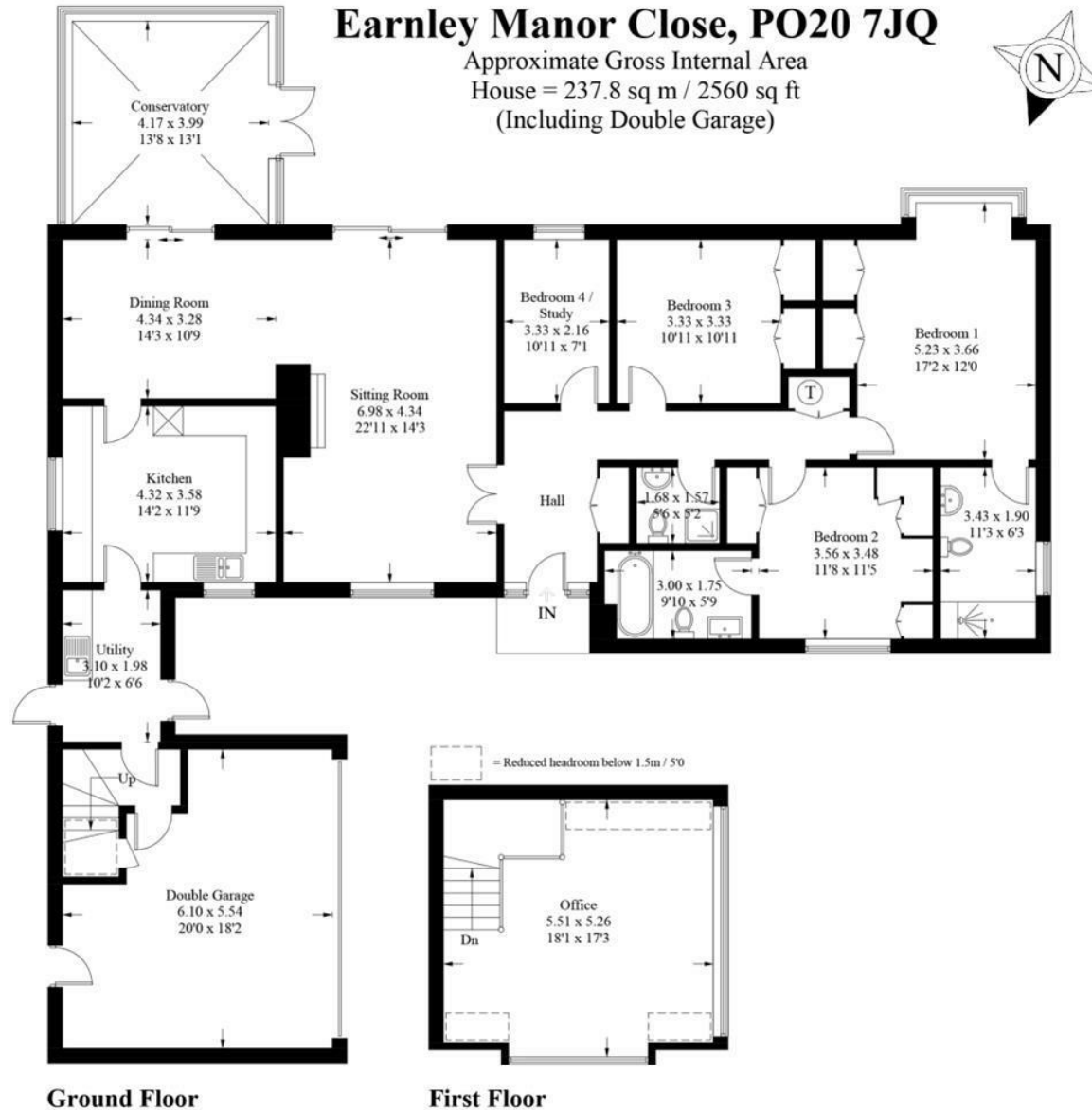
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- 4 BEDROOM
- VACANT POSSESSION
- TWO EN-SUITES

- BEAUTIFUL PRIVATE ROAD
- UNIQUE DETACHED BUNGALOW
- SCOPE TO EXTEND INTO THE LOFT SPACE (STPP)

- SOUTH FACING GARDEN
- RURAL VIEWS
- MAINS DRAINAGE & GAS WITH CENTRAL HEATING



These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.
Not to scale. Created by Emzo Marketing



A unique 4 bedroom detached bungalow located in a beautiful private road location with rural views across natural wildlife habitat of the Medmery Scheme. The property has the benefit of delightful study/library over looking this view. It has the benefit of a SOUTH FACING garden, TWO EN-SUITES, SCOPE TO EXTEND INTO THE LOFT SPACE (STPP). Mains drainage, gas central heating double glazing. VACANT POSSESSION.

Council Tax band F
Freehold

ENTRANCE HALL

Porch area leading in to a spacious hallway, large built in coats cupboard.



SITTING ROOM

22'10" x 14'2" (6.98 x 4.34)

Of dual aspect with sliding patio door to SOUTH FACING REAR GARDEN and patio area. Feature stone hearth and surround fireplace.

DINING AREA

14'2" x 10'9" (4.34 x 3.28)

patio doors to

CONSERVATORY

13'8" x 13'1" (4.17 x 3.99)

Double glazed UPVC construction, tiled floor, door to garden.

KITCHEN

14'2" x 11'8" (4.32 x 3.58)

A range of cream gloss wall units and matching base units below, built in Neff eye level oven, and inset Neff hob, space and plumbing for dishwasher, fridge. Door to



UTILITY ROOM

10'2" x 6'5" (3.10 x 1.98)

Stainless steel sink unit, space for fridge/freezer, space and plumbing for washing machine. Wall mounted Vaillant gas boiler for central heating. Doors to front and side access. Further door to

DOUBLE GARAGE

20'0" x 18'2" (6.10 x 5.54)

Spacious double garage with electric up and over doors, power and light. Personal door to rear access.

INNER LOBBY LEADING TO OFFICE/LIBRARY

18'0" x 17'3" (5.51 x 5.26)

Hardwood staircase to a delightful study/library, fitted book shelving. Uninterrupted rural views across the Medmery Scheme which is a sustainable ecosystem providing habitat for coastal species and offers delightful rural/coastal walks. Dual aspect.



BEDROOM ONE

17'1" x 12'0" (5.23 x 3.66)

Spacious bedroom with feature bay window over looking the rear garden. A range of built in wardrobes to one wall. Door to

EN-SUITE

11'3" x 6'2" (3.43 x 1.90)

Large en-suite with double shower cubicle, WC, wash handbasin. Window to side.

BEDROOM TWO

11'8" x 11'5" (3.56 x 3.48)

A range of built in wardrobes cupboards and chest of drawers. Door to

EN-SUITE

9'10" x 5'8" (3.00 x 1.75)

In need of total refurbishment, WC, bath wash handbasin.

BEDROOM THREE

10'11" x 10'11" (3.33 x 3.33)

View over rear garden. Range of built in wardrobes to one wall.

BEDROOM FOUR/STUDY

10'11" x 7'1" (3.33 x 2.16)

Presently used as a study, view over rear garden.

INNER HALLWAY

Access to large loft with ladder and light. SCOPE TO CONVERT SUBJECT TO THE NORMAL PLANNING PERMISSION AND BUILDING REGULATIONS

SHOWER ROOM

5'6" x 5'1" (1.68 x 1.57)

Cubicle shower, WC, and wash handbasin.

FRONT GARDEN

With raised well stocked and established shrub and flower borders, apple and Victoria plum trees, with the remainder laid to lawn.

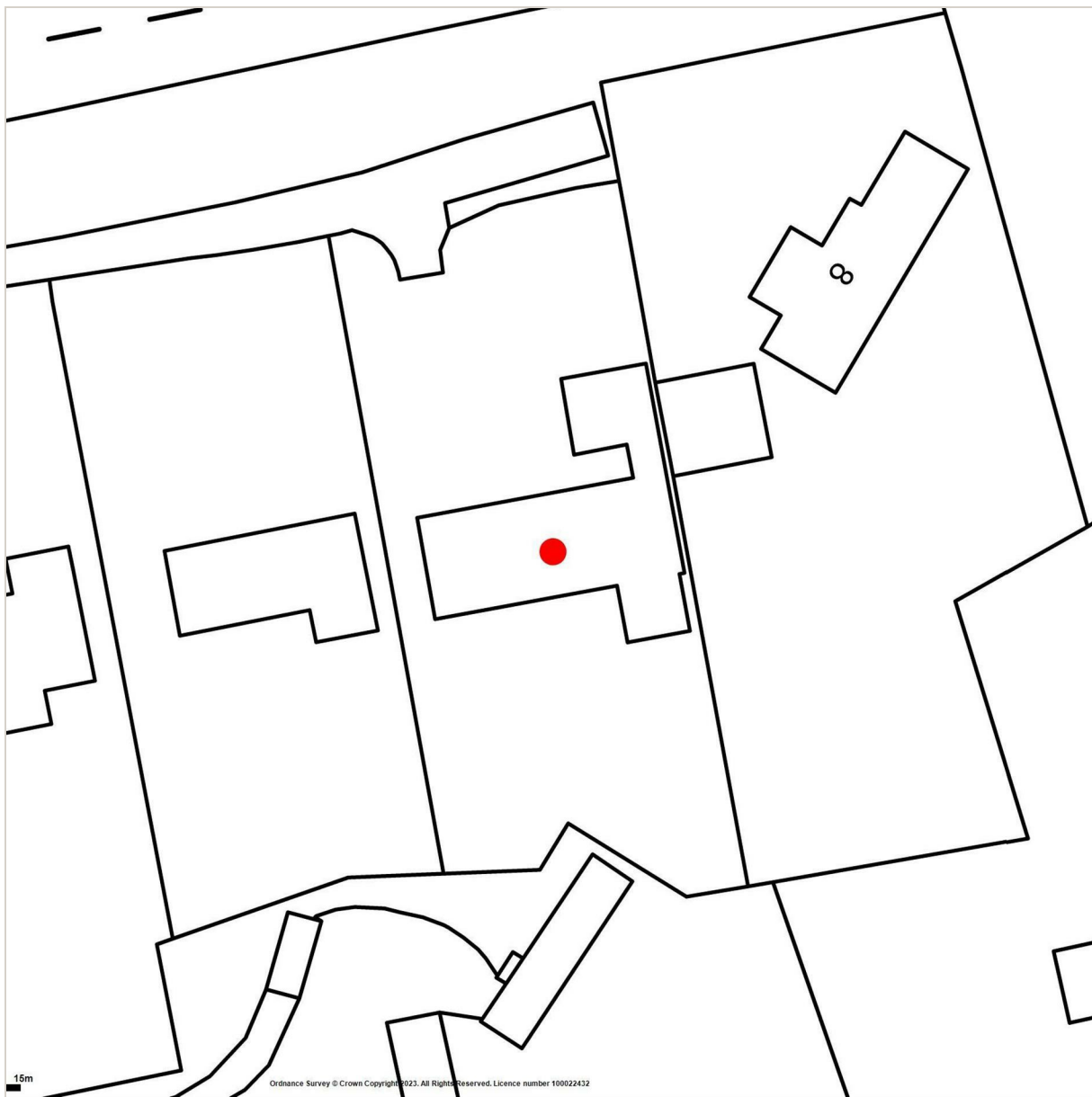


REAR GARDEN


SOUTH FACING and of a good size, feature pond, raised patio area, large greenhouse, timber shed and summer house. Has been beautifully designed with shaped borders that are well stocked with a large variety of mature shrubs, flowers and ornamental trees. Affords a good degree of privacy. Side access either side via timber gates to front access.

OUTSIDE AND GENERAL

The property is located at the end of a PRIVATE ROAD and access via a five bar wooden gate leading to a large parking area for several vehicles, flanked by the front garden.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

12 Shore Road, East Wittering, West Sussex, PO20 8DZ
 E. info@hawkinsandsmith.co.uk | T. 01243 671900
<https://www.hawkinsandsmith.co.uk>

