



Bookers Lane, Earnley, PO20 7JG
Price Guide £1,100,000





- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED CHARACTER COTTAGE
- DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM
- SITTING ROOM & DINING HALL
- DELIGHTFUL ESTABLISHED GARDENS WITH SECLUDED COURTYARD
- DOUBLE GARAGE & OFF-ROAD PARKING FOR SEVERAL VEHICLES
- SHORT DRIVING DISTANCE OF CHICHESTER CITY CENTRE AND THE BEACH
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- GARDEN ROOMS WITH VERANDAH, LIGHT AND POWER
- VIEWING HIGHLY RECOMMENDED

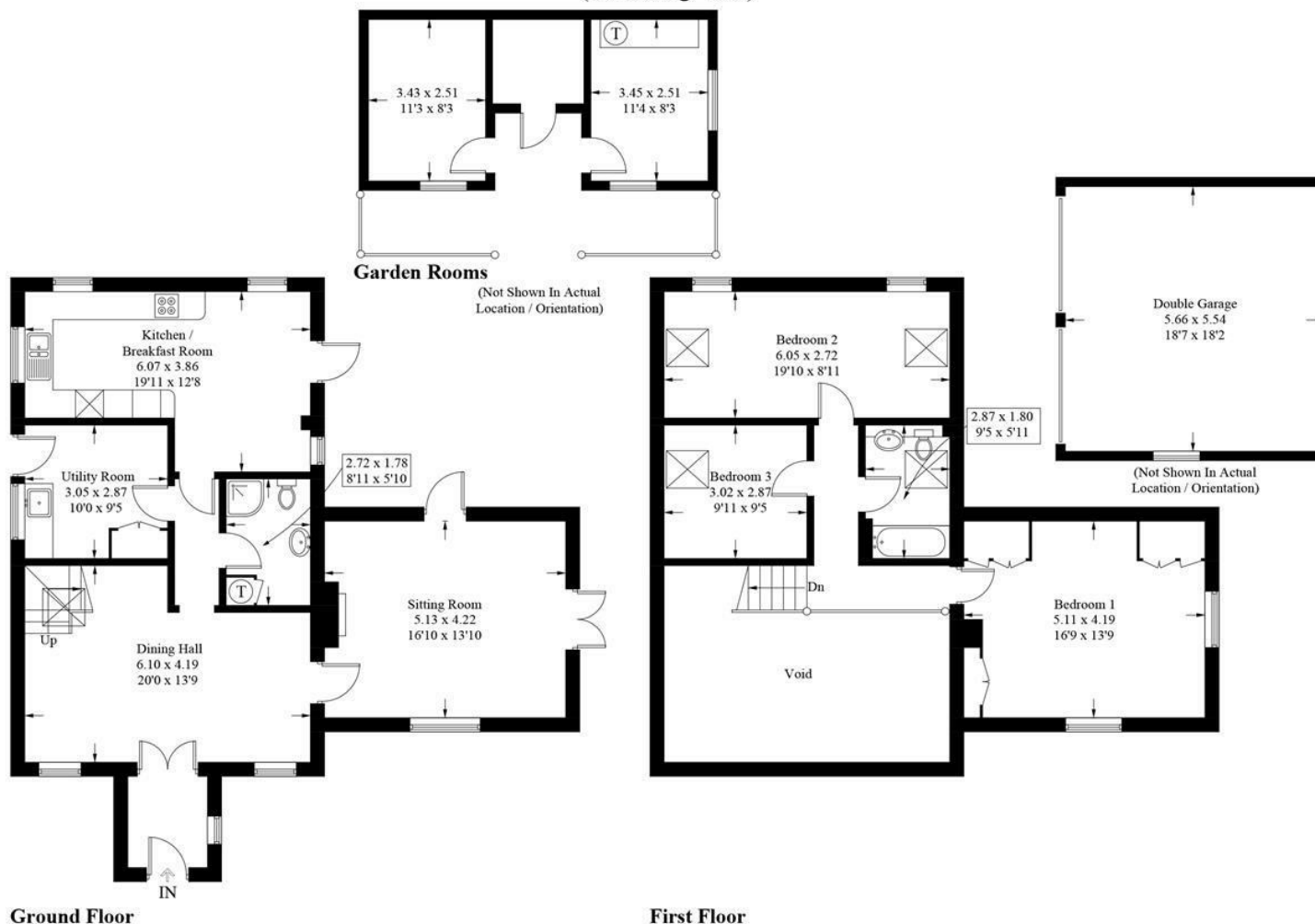
Bookers Lane, PO20 7JG

Approximate Gross Internal Area = 150.6 sq m / 1621 sq ft

Outbuildings = 52.6 sq m / 566 sq ft

Total = 203.2 sq m / 2187 sq ft

(Excluding Void)



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



Welcome to this charming detached cottage located on Bookers Lane in the picturesque village of Earmley, Chichester. Built in 1839, this delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, shower room and bathroom, there is ample space.

One of the features of this property is an attractive gravelled driveway providing parking space for several vehicles with beautiful gardens surrounding. The cottage provides a tranquil escape from the hustle and bustle of everyday life, offering a perfect setting for outdoor gatherings or quiet moments of reflection. Stepping inside, you will be greeted by a home that exudes character and charm. The well-presented interior is designed with a muted palette, creating a soothing and elegant atmosphere throughout. Whether you are enjoying a cup of tea in the cosy sitting room or preparing a meal in the spacious kitchen, every corner of this cottage radiates warmth and comfort.

Don't miss out on the opportunity to make this enchanting property your new home. Chapel Cottage offers a lifestyle waiting to be embraced. Contact us today to arrange a viewing and experience the magic of this wonderful home for yourself. Approximate plot size 1/3 of an Acre

This property is sold on a freehold basis.
Council Tax band G

ENTRANCE PORCH

Front door into entrance porch with feature windows, double doors into dining hall.

DINING HALL

20'0" x 13'8" (6.10 x 4.19)

Double aspect with stairs rising to first floor galleried landing, skylight over stairs, arch to inner lobby, door to sitting room.

SITTING ROOM

16'9" x 13'10" (5.13 x 4.22)

Triple aspect with window to front, door to courtyard, double doors to paved seating area, fireplace with log burner.



INNER LOBBY

Doors to shower room, utility room and kitchen/breakfast room.

UTILITY ROOM

10'0" x 9'4" (3.05 x 2.87)

Sink unit with work surface over, space under for washing machine and tumbler dryer, space for fridge/freezer, built-in cupboard, wall-mounted oil fire boiler (recently installed) window and door to outside.

KITCHEN/BREAKFAST ROOM

19'10" x 12'7" (6.07 x 3.86)

Triple aspect with an extensive range of wall and base cupboards incorporating drawers and glass display units, 1 1/2 bowl sink unit, built-in double oven, induction hob with extractor over, built-in slimline dishwasher.

Space for dining table and door leading to courtyard.

SHOWER ROOM

8'11" x 5'10" (2.72 x 1.78)

Suite comprising corner glass shower cubicle with rain head shower, wall-mounted wash hand basin, low level w.c., extractor.

FIRST FLOOR GALLERIED LANDING

Turn flight staircase from dining hall to first floor galleried landing, doors to all bedrooms and bathroom.

BEDROOM ONE

16'9" x 13'8" (5.11 x 4.19)

Dual aspect with built-in wardrobes.

BEDROOM TWO

19'10" x 8'11" (6.05 x 2.72)

Velux window.

BEDROOM THREE

9'10" x 9'4" (3.02 x 2.87)

Triple aspect.

BATHROOM

9'4" x 5'10" (2.87 x 1.80)

Suite comprising panel enclosed bath with shower attachment, concealed cistern W,C, vanity sink unit, Skylight.

GARDENS ROOM WITH VERANDA

A timber gate to the side of the garage invites to the attractive to gardens rooms, ideal for outside entertaining on the covered veranda overlooking the surrounding garden. This area is divided into three rooms and can be used all year round, this area lends itself to many uses, including home office, hobby room, garden potting room etc.

Room one with stable door, power and light.

Room Two with part glazed door, power and light.

Room three with stable door, power, light and water supply.

This building lends itself to many uses, including a home/office, hobby/craft room, gardening or storage room.



DOUBLE GARAGE

18'6" x 18'0" (5.66 x 5.54)

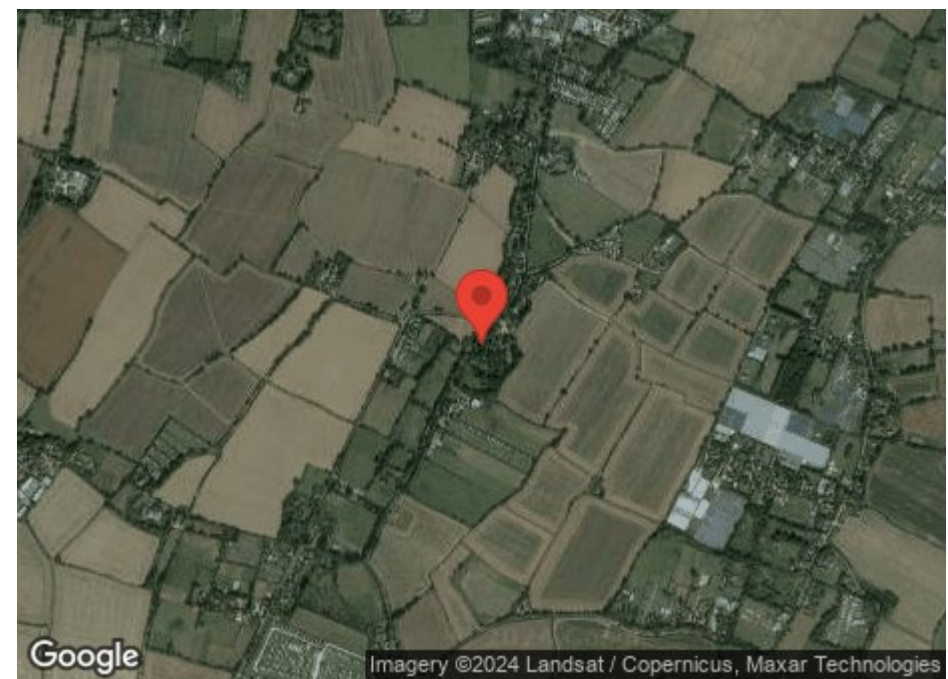
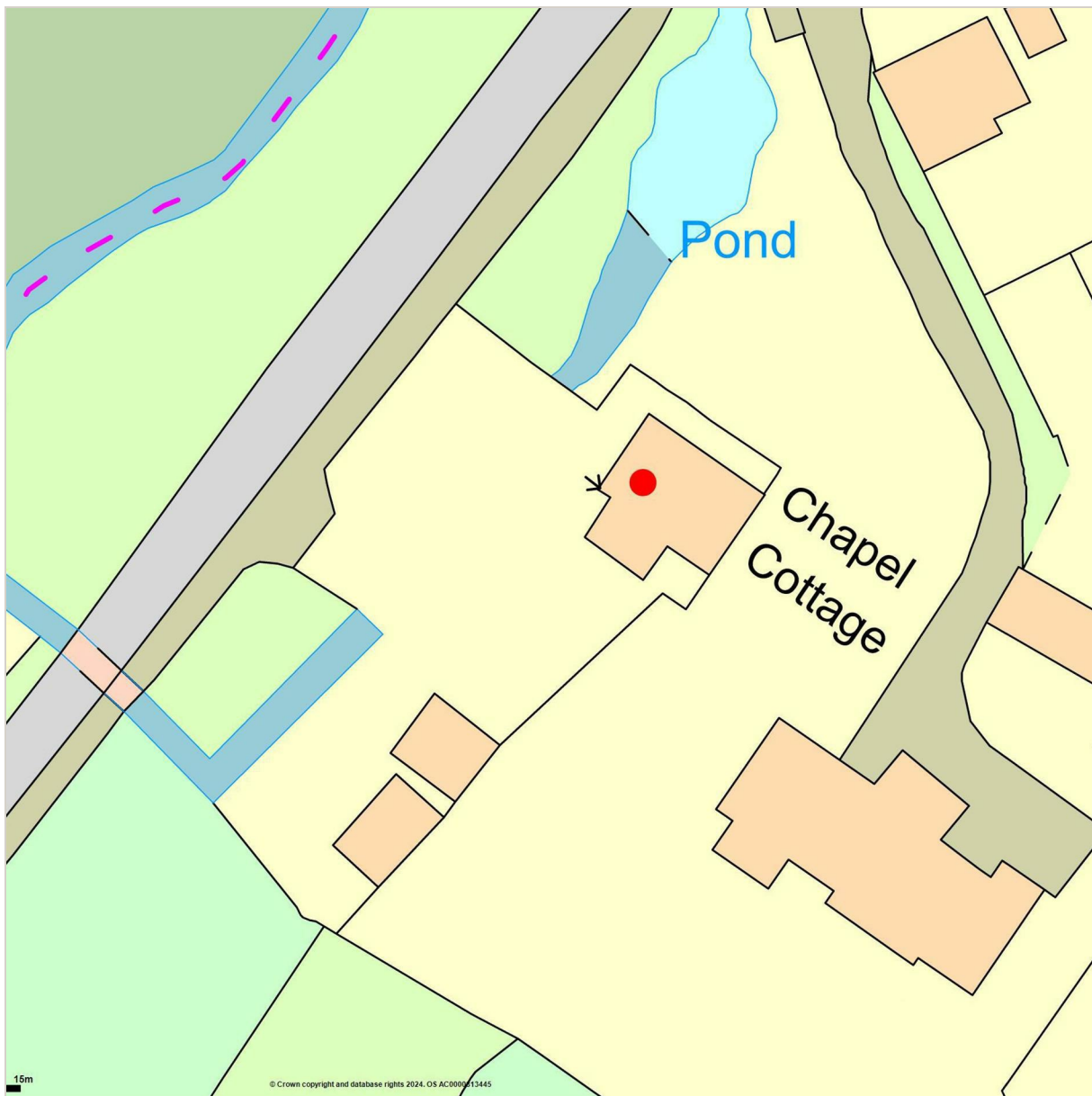
With two roller shutter doors, window, power and light connected. Pitch roof ideal for further storage or conversion STPP.

OUTSIDE & GENERAL


The cottage is approached via a five bar gate onto a gravelled driveway providing ample off-road parking. The gardens are beautiful and well-established with an array of flowers, shrubs and trees. There is large lawn area to the front with a paved and covered seating area directly to the side of the sitting room, a secluded courtyard to the rear, pond, outside tap, oil tank, log store.

No mains drainage.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(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>

