



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**137a Almodington Lane, Almodington, PO20 7JR**



# 137a Almodington Lane, Almodington PO20 7JR

Guide Price £675,000

Set within a wonderfully rural position in Earnley, this spacious detached bungalow offers a rare opportunity to purchase a home with huge potential, occupying a generous plot of approximately 0.4 acres. With 1,632 sq ft of internal space, three double bedrooms, and flexible living accommodation, the property is ideally suited to those looking to modernise, remodel or extend (subject to necessary planning permissions) and create their dream home in a peaceful and private setting.

Upon entering, you're welcomed by a large and inviting entrance hall, setting the tone for the spacious layout that follows. At the heart of the home is a generous 23ft x 20ft living room, which is open plan to a designated dining area, offering superb entertaining space and lovely views across the surrounding greenery. The separate kitchen offers plenty of storage and leads through to a useful utility room with external access – perfect for muddy boots and dogs.

The three bedrooms are all comfortable doubles, making this a particularly versatile layout for families, downsizers, or those needing space for guests and home working. The main bedroom features a fitted wardrobe and benefits from its own en-suite shower room, while a second bathroom serves the remaining bedrooms.

Although the bungalow would now benefit from modernisation, it provides an excellent blank canvas for a buyer to reimagine the space to suit their needs. There is ample scope to reconfigure or enlarge the property, especially given the size of the plot and subject to obtaining the usual consents.

Externally, the property enjoys a generous garden predominantly to the rear, with a total plot size of 0.4 of an acre. New boundaries are yet to be installed, and buyers should refer to the red line plan in the photos for clarification.





A parcel of additional land to the rear, currently under a separate title, is also available by separate negotiation, adding further potential to this already impressive offering.

The driveway provides parking for multiple vehicles, and there is a detached garage/barn, offering useful storage or further development potential.

The property is being sold with no onward chain, enabling a straightforward purchase for motivated buyers.

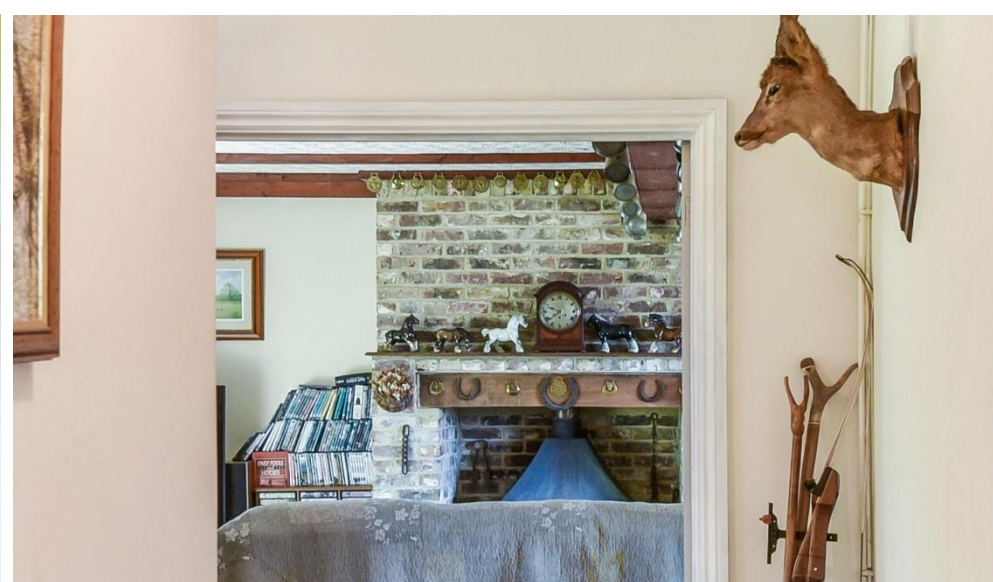
This is a unique opportunity to purchase a rarely available bungalow in a quiet countryside setting, while still being within easy reach of local amenities and transport links. Whether you're looking to renovate and settle, or extend and develop, this property offers outstanding flexibility in a truly special location.

**Please note that the vendors currently operate a small tractor supplies and repair business from the premises. However, this will cease trading upon completion of the sale, ensuring vacant possession and peaceful enjoyment of the property for the incoming owner.**

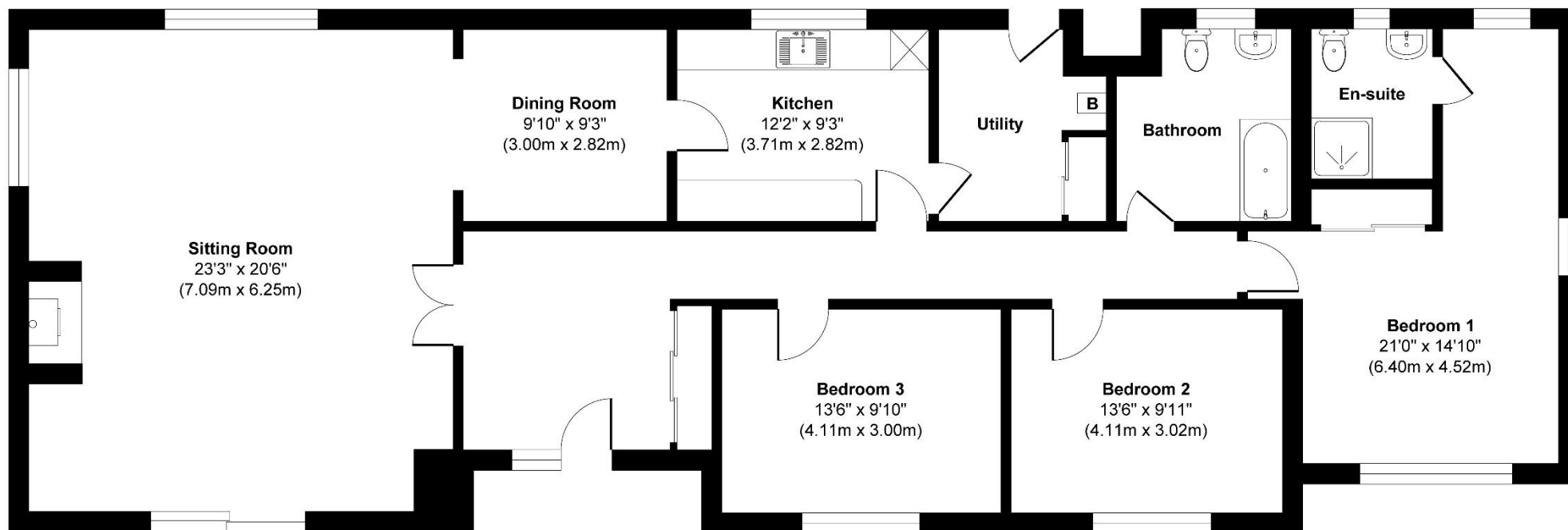
**Tenure** Freehold | **Council Tax** Band E | **EPC** E











Floor Plan

**Approx. Gross Internal Floor Area 1632 sq. ft / 151.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

[sales@astonsofsussex.co.uk](mailto:sales@astonsofsussex.co.uk) | [www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)

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