



**2 Bookers Lane, Earnley, Chichester, West Sussex, PO20 7JG**

# 2 Bookers Lane, Earnley Chichester, PO20 7JG

Guide Price £575,000

Nestled in the desirable village of Earnley, this extended two-bedroom bungalow offers bright, well-proportioned accommodation with a flexible layout and excellent scope for enhancement. The property combines immediate comfort with clear potential to renovate or extend (subject to consents), making it an attractive proposition for a wide range of buyers.

Upon entering the property, a welcoming entrance hall provides access to all principal rooms, creating a practical and well balanced layout. The spacious reception room enjoys a dual aspect, allowing natural light to flow throughout the space, while a wood-burning stove provides a warm and characterful focal point. The room is generously proportioned and easily accommodates a variety of furniture layouts.

The extended open plan kitchen and dining area forms the heart of the home. Fitted with modern units and complementary work surfaces, the kitchen includes an integrated dishwasher, oven, and gas hob, with space for a tall fridge freezer. A skylight introduces additional natural light, enhancing an already bright and inviting environment. A door opens into the conservatory, providing a seamless link between the living accommodation and the garden beyond.

There are two double bedrooms, both offering well proportioned space and versatility to suit a variety of layouts. The accommodation is completed by a modern wet room, offering practical, contemporary facilities. Gas fired central heating is supplied via a modern boiler serving radiators throughout the property.



Externally, the bungalow benefits from off road parking for several vehicles. The rear garden is a particular highlight, extending to approximately 200ft in length and predominantly laid to lawn. Mature hedgerows provide a high degree of privacy, while a pond adds character and interest, creating a peaceful outdoor setting.

Importantly, the property offers significant potential for further extension or modernisation, subject to the necessary consents, allowing a purchaser to adapt and enhance the home to suit their own requirements. Overall, this is a well located bungalow offering space, privacy, and genuine future potential within one of Earnley's most popular residential areas.

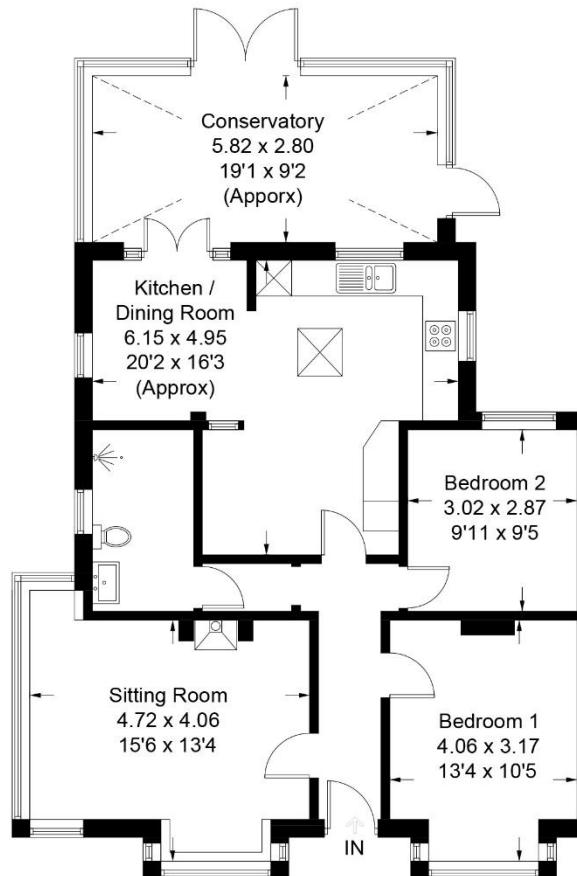
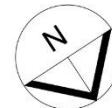
**Tenure** Freehold | **Council Tax** Band D | **EPC** D

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



## 2, Booker Lane, PO20 7JG

Approximate Gross Internal Area = 96.1 sq m / 1034 sq ft



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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