



Lagnersh House, Lower Bognor Road, Lagness - PO20 1LW

Guide Price £945,000 Freehold



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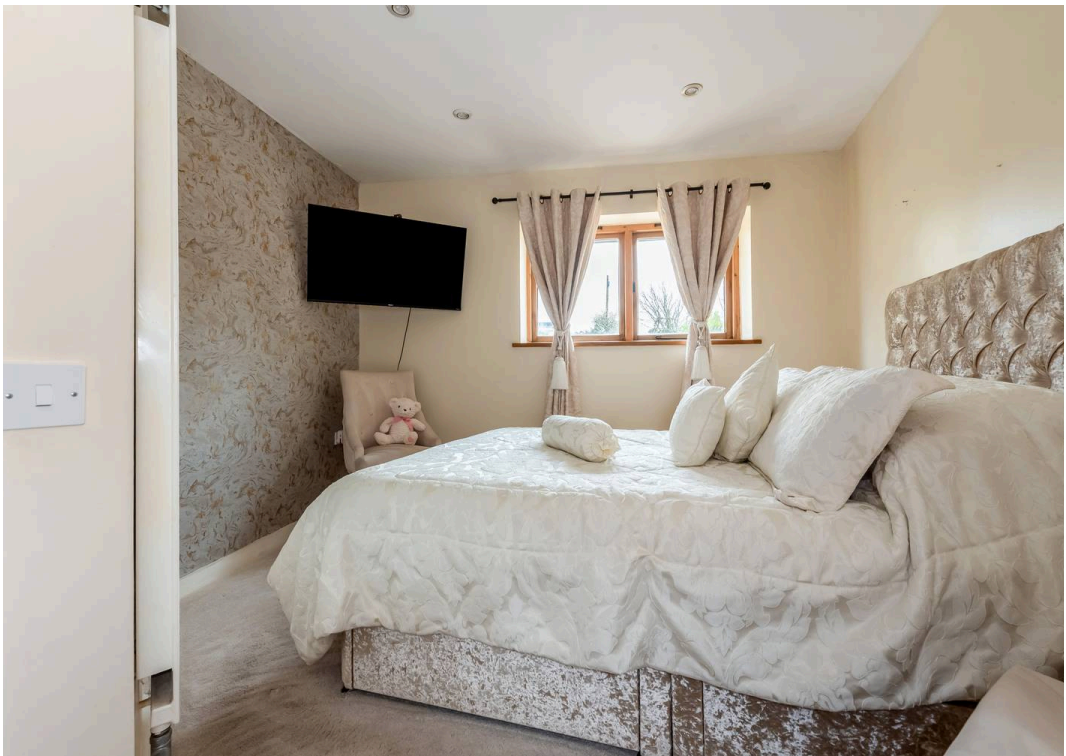
Lagnersh House. Lower Bognor Road

Lagness, Chichester

A Grade II listed detached family house dating from 1701, **set within approximately $\frac{3}{4}$ of an acre**, offering well presented 4 bedroom accommodation, additional dwellings and exceptional versatility.

- Detached Grade II listed family house dating from 1701
- Four bedrooms with newly fitted kitchen and bathrooms
- Wealth of character including exposed beams and fireplaces
- Set within approximately $\frac{3}{4}$ of an acre
- Separate two-bedroom cottage with its own access
- Two static caravans positioned within the grounds
- Gravelled driveway and extensive parking
- Mature gardens and multiple outbuildings
- Outstanding potential for multi-generational living or income
- Semi-rural yet accessible setting







ACCOMMODATION:

This substantial and highly individual detached Grade II listed family house is understood to date from 1701 and occupies an impressive plot of approximately three-quarters of an acre. The property has been sensitively updated with a newly installed kitchen and bathrooms while retaining a wealth of period character, including exposed timber beams, historic fireplaces and traditional proportions.

The main house offers well-balanced family accommodation. The principal reception room is a generous and atmospheric space, centred around a striking brick fireplace with wood-burning stove, exposed beams and a tiled floor that enhances the character of the room. From here there is a natural flow through to the dining area, which connects in turn to the kitchen.

The kitchen has been comprehensively modernised and is fitted with a range of contemporary cabinetry, quality worktops and integrated appliances. The design works harmoniously with the period fabric of the house, creating a practical yet characterful heart to the home.

Upstairs, the main house provides four bedrooms, all well-proportioned and enjoying a pleasant outlook across the grounds. The bathrooms have also been recently updated, offering modern fittings while remaining sympathetic to the age and style of the property.



EXTERIOR:

Within the grounds is a **separate two-bedroom cottage**, arranged as a self-contained dwelling with its own access. The cottage features a striking vaulted ceiling with exposed timbers, an open-plan kitchen/living space with wood-burning stove, and two bedrooms with bathroom facilities, making it ideal for guest accommodation, extended family living or holiday let potential, subject to any necessary consents.

In addition, there are **two static caravans** located within the plot, adding further flexibility and potential uses depending on buyer requirements and any relevant permissions.

Outside, the property is approached via a wide gravelled driveway providing ample parking and access to the garage, workshop and outbuildings. The gardens extend to **approximately ¾ of an acre** and are predominantly laid to lawn, interspersed with mature trees, hedging and established planting. A paved and gravelled terrace area provides an ideal space for outdoor seating and entertaining, while the scale of the plot offers both privacy and future scope.





LOCATION:

The property is set in the rural hamlet of Lagness located to the north of Bognor Regis, within easy reach of the South Coast and the historic city of Chichester. The area is predominantly agricultural, offering a peaceful and attractive countryside setting surrounded by footpaths, bridleways and open countryside. Lagness is well suited to those who enjoy walking, cycling and outdoor pursuits, while the nearby coastline and South Downs National Park further enhance its appeal.

Local services and shopping facilities can be found in nearby Bognor Regis, while Chichester, some 5 miles to the north, is a highly regarded cathedral city known for its rich cultural life and historic character. The arts scene is catered for with the renowned Pallant House Gallery, alongside a wide range of independent galleries, museums and cultural events. The city offers a thriving mix of shops, cafés and restaurants, together with a mainline railway station providing direct services along the coast, and to London.

INFORMATION: Tenure: Freehold | Listing: Grade II | Local Authority: Arun District Council

Services: HOUSE & ANNEXE: Mains water, gas and electricity. Private drainage.

Council Tax Band: HOUSE: Band G | ANNEXE: Band A

EPC Rating: HOUSE: Band D | ANNEXE: Band E

what3words: ///camper.crossing.satin







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Approximate Gross Internal Area = 156.8 sq m / 1688 sq ft

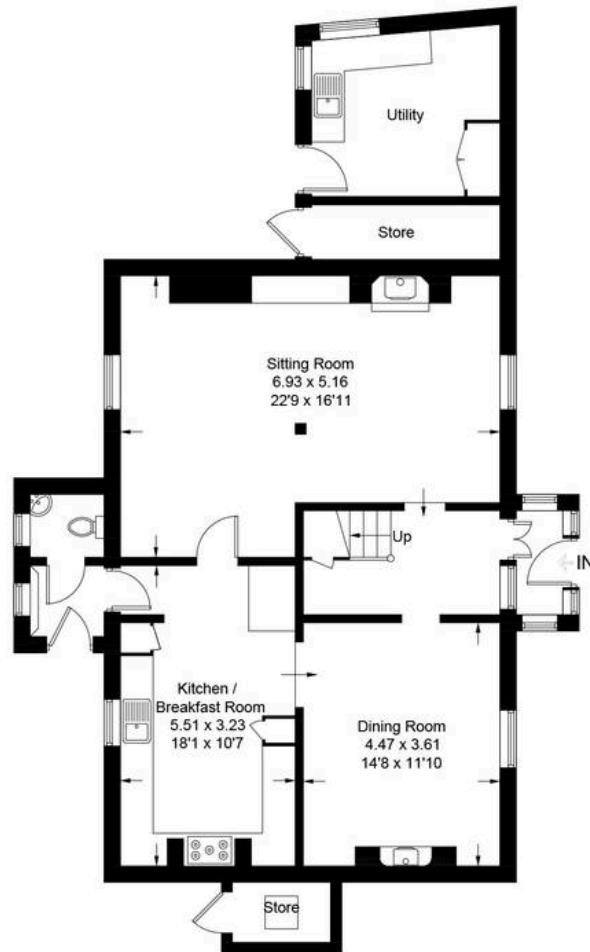
Annexe = 52.9 sq m / 569 sq ft

Outbuilding = 78.0 sq m / 839 sq ft

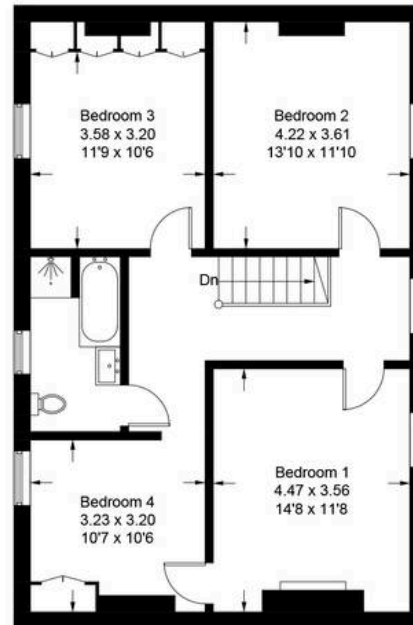
Total = 287.7 sq m / 3096 sq ft

(Excluding Store)

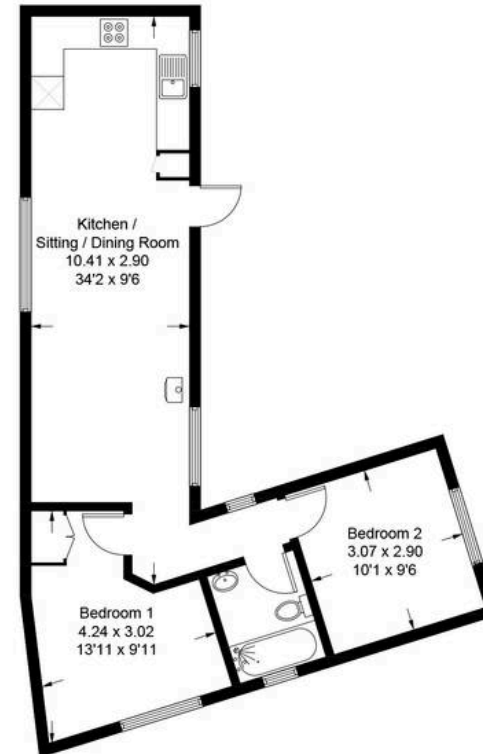
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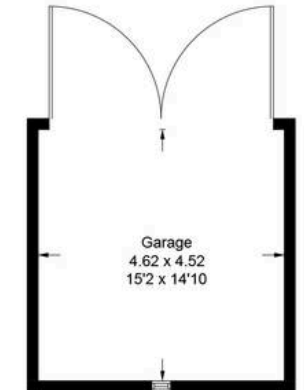
Ground Floor



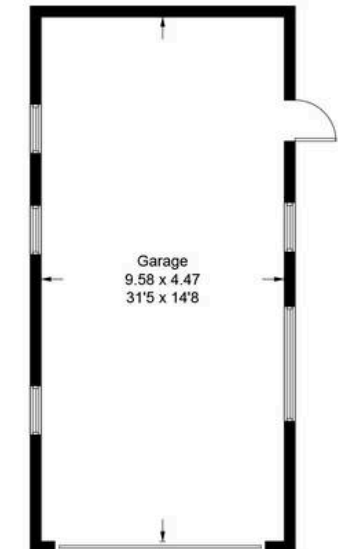
First Floor



Annexe



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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