

Henry Adams
estate agents

Windskip Clappers Lane, Earnley

Guide Price **£950,000**









Windskip Clappers Lane

Earnley, Chichester

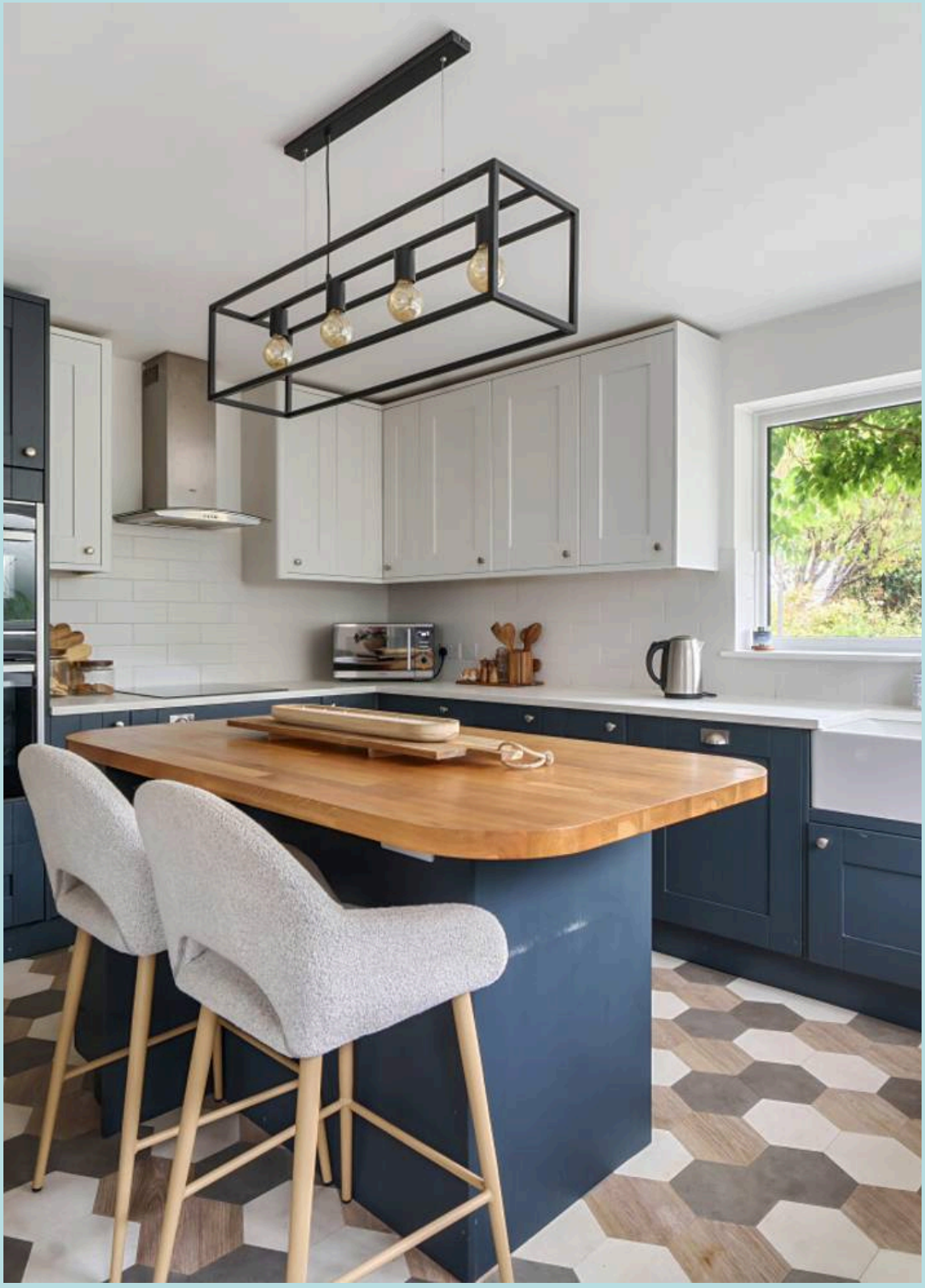
Council Tax band: F

Tenure: Freehold

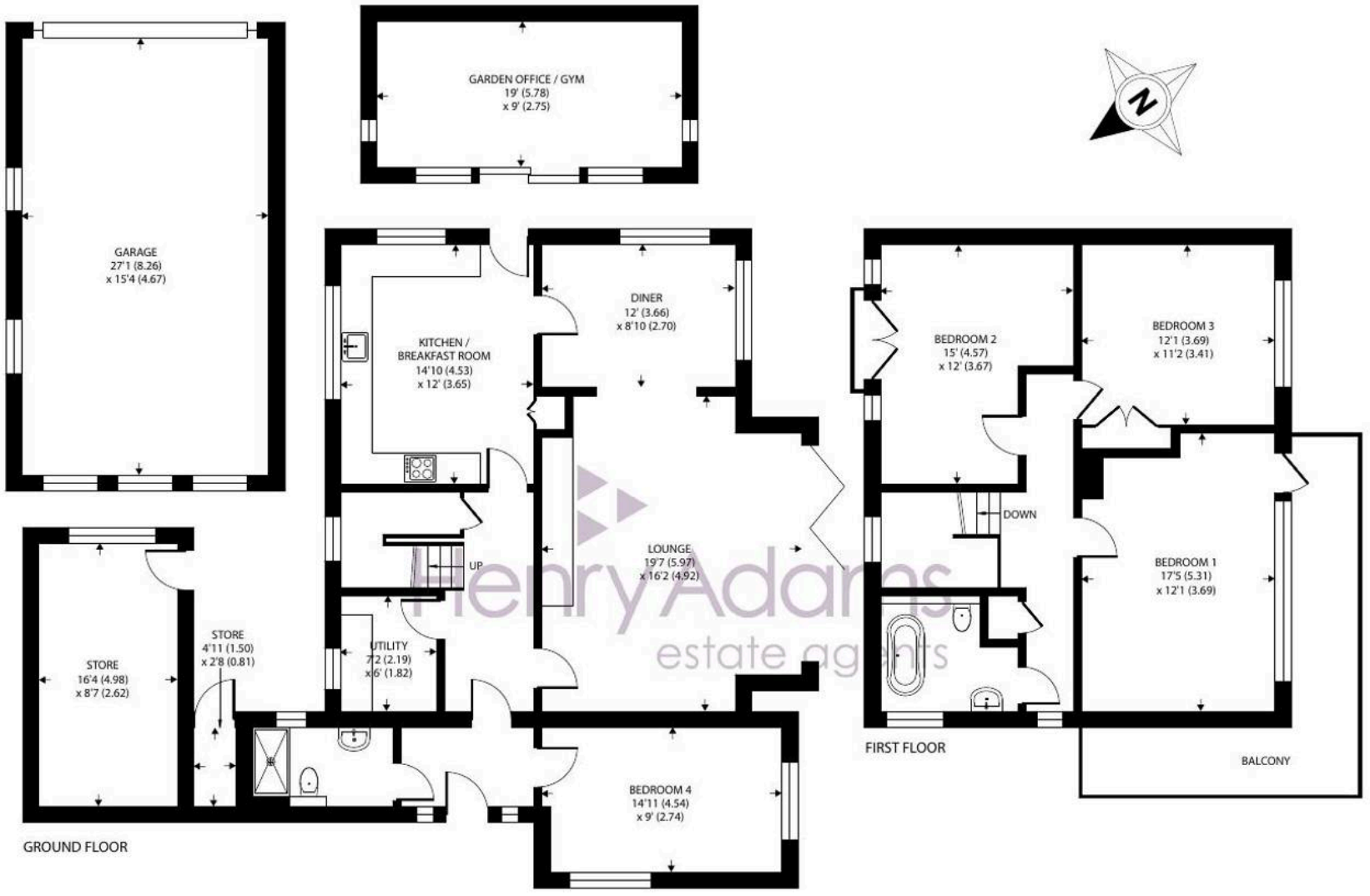
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Sought-after coastal location, close to Bracklesham Bay beach
- Light, bright and cosy throughout, with LVT flooring
- Four bedrooms: three doubles upstairs plus a versatile ground-floor bedroom/snug/office
- Front lounge/diner with log burner and bi-fold doors onto the south-facing garden
- Fully equipped modern kitchen/breakfast room with integrated appliances.
- Principal bedroom with wrap-around balcony
- Newly renovated family bathroom and ground-floor shower room, both with underfloor heating
- Detached studio with power, double doors and wood burner and garage
- Landscaped front and mature rear gardens, hot-water outdoor shower
- Private driveway with EV charger, detached double garage and single garage
- Utility room and outside storage







Approximate Area = 1722 sq ft / 159.9 sq m (excludes garage)
Outbuildings = 324 sq ft / 30.1 sq m
Total = 2046 sq ft / 190 sq m
For identification only - Not to scale

































Windskip Clappers Lane

Windskip, Clappers Lane, Earnley

Windskip; A stylish four-bedroom coastal home with mature, south-facing landscaped gardens, a detached studio, outbuildings and generous parking. Thoughtfully modernised and beautifully presented, Windskip is a light, well-proportioned home in the sought-after coastal hamlet of Earnley, close to Bracklesham Bay beach. Bright and airy throughout yet wonderfully cosy, it is shuttered to the front and set within mature, private gardens. It offers relaxed seaside living, generous space inside and out, a detached studio, and a double and single garage.

Ground floor

The spacious front lounge/diner is the heart of the home; flooded with natural light, it is made cosy on winter evenings by a log burner. Bi-fold doors with integrated blinds open onto the south-facing landscaped garden, which becomes an extension of the room in summer. The fully equipped modern kitchen overlooks the rear garden and opens directly outside. It includes an integrated NEFF Hide & Slide oven, fridge freezer, dishwasher, and wine fridge. A separate utility room and under-stairs storage keep everyday life running smoothly. A ground-floor bedroom adapts easily as a second sitting room, snug or home office. A newly renovated shower room with ambient lighting and underfloor heating completes this level.

First floor

Three large double bedrooms sit upstairs, with built-in storage in bedroom 3 and freestanding wardrobes in the others. The principal bedroom opens onto a wrap-around balcony, while bedroom 2 has its own balcony overlooking the peaceful rear garden. The stylish, newly renovated family bathroom has ambient lighting, a free standing bath and has underfloor heating.



Windskip Clappers Lane, Earnley

Gardens and outside

Windskip comes into its own outdoors. The landscaped front garden is south-facing and private, with external power for lighting and entertaining. To the rear, a large patio leads onto a mature, secluded garden with space for family gatherings and summer barbecues. A hot-water outdoor shower is handy after a day on the beach. At the bottom of the garden stands a detached studio with windows, double doors, power and a wood burner. It would suit a home office, creative space, hobby room or guest retreat, subject to any necessary consents. A private driveway with off-road parking and an EV charger leads to a detached double garage with electric doors and alarm, plus a separate single garage.

With its modern presentation, flexible accommodation, exceptional outside space and convenient proximity to the beach, Windskip offers a wonderful opportunity to enjoy contemporary coastal living in a private and modern setting. A home with space to relax, room to entertain and plenty of versatility to suit a variety of lifestyles.

Location: Earnley, neighbouring Bracklesham Bay, is a popular West Sussex coastal village known for its relaxed atmosphere and beautiful beach. The coastline draws families, walkers and water-sports enthusiasts, with surfing and sailing on the doorstep.
Local shops, cafés and eateries serve the village, with a wider choice of independent shops, restaurants and services in nearby East Wittering. Local schools and recreational facilities are close by, and the surrounding countryside is ideal for walking and cycling. Chichester, with its shopping, leisure and cultural offering, is easily reached by road. Its mainline station has services towards London and along the south coast.



Henry Adams - East Wittering

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.