



Getaway House, Hoe Lane, Flansham

In Excess of **£1,200,000**

 **Henry Adams**
estate agents





Getaway House, Hoe Lane

- Substantial Detached Residence
- Existing Profitable Holiday Let Business
- No Forward Chain
- 5,189 Sq Ft in Total
- 8/9 Double Bedrooms
- 3/4 Reception Rooms
- 6 Bath/Shower Rooms
- Detached Gym & Games Room
- Semi-Rural Location
- 0.47 Acre Plot Size

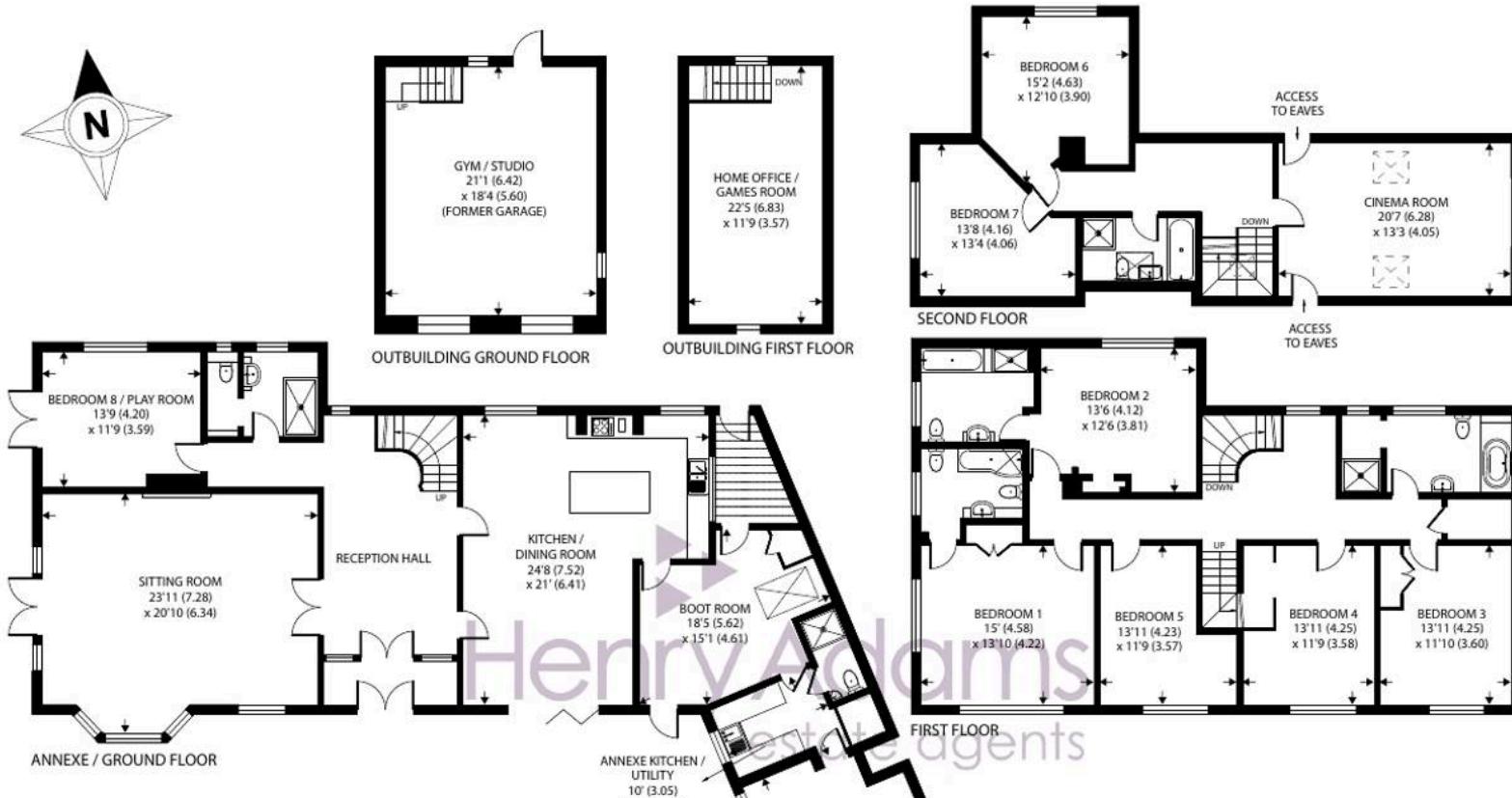
Getaway House is a substantial detached residence located within the highly desirable, semi-rural location of Hoe Lane, Flansham. Currently run as a successful holiday let business and available to include contents if desired, this property is ideal for those seeking a spacious family home or 'turn-key' investment. Now offered for sale with the advantage of no forward chain, the property enjoys attractive wrap around grounds amounting to 0.47 acres.

The accommodation measures an impressive 5,189 sq ft and could be arranged in a number of ways to suit individual family needs. The main house is arranged over three floors whilst the ground floor features a self-contained annexe wing, ideal for guests, elderly relatives or teenagers seeking more independence. In total there are 8/9 double bedrooms and 3/4 reception rooms depending upon the configuration, along with 6 bath/shower rooms, a large kitchen-dining room, boot room/utility, and on the top floor, the cinema room.









Getaway House, Hoe Lane, Flansham, Bognor Regis

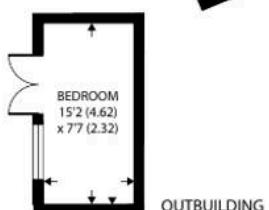
Approximate Area = 4126 sq ft / 383.3 sq m

Annexe = 299 sq ft / 27.7 sq m

Outbuilding = 764 sq ft / 70.9 sq m

Total = 5189 sq ft / 481.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.
Produced for Henry Adams. REF: 1244622

Other noteworthy features include a detached gym and games room, catering to those seeking an active lifestyle without leaving the comfort of home. This building was formerly a double garage and could equally be utilised as a studio and home office.

Outside, there is ample off-road parking, whilst the gardens benefit from a predominantly southerly aspect and provide a good level of privacy.

Hoe Lane is a very desirable, quiet no-through-road and forms part of the hamlet of Flansham which is situated north of Felpham village. The coastal village of Felpham offers a wide range of facilities including a sports centre with swimming pool, golf club and a range of useful shops. Felpham sailing club and Middleton sports club are also nearby. The historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately a ten mile radius.

What3Words ///rail.acted.span

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.