





# 137a Almodington Lane

Earnley, Chichester

A large three-bedroom detached bungalow with various outbuildings. Planning permission granted for a three-bedroom detached bungalow.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

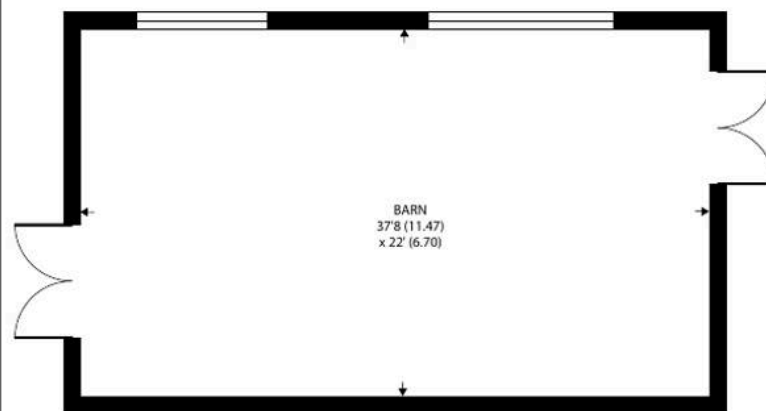
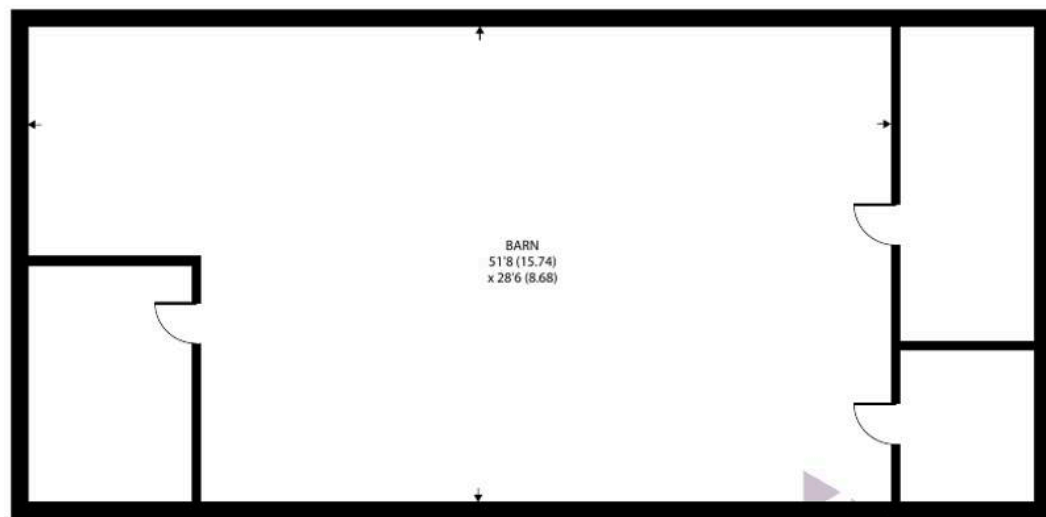
- Three-Bedroom Detached Bungalow in a Rural Setting
- Plot with Planning for 3-Bedroom Bungalow. Planning Ref. 25/02495/FUL
- Sitting/Dining Room
- Utility Room
- Family Bathroom & En Suite Shower Room
- Garage & Off-Road Parking
- Various Outbuildings
- Triple glazing
- Oil Heating

Almodington is a small and highly regarded rural hamlet situated on the western side of the Manhood Peninsula, enjoying a peaceful countryside setting close to the South Coast. The area is particularly popular with those seeking a quieter lifestyle while remaining within easy reach of local amenities and excellent transport links.

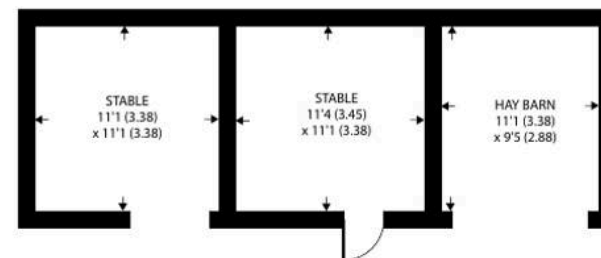
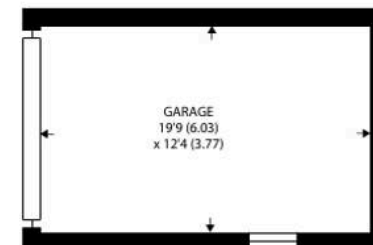
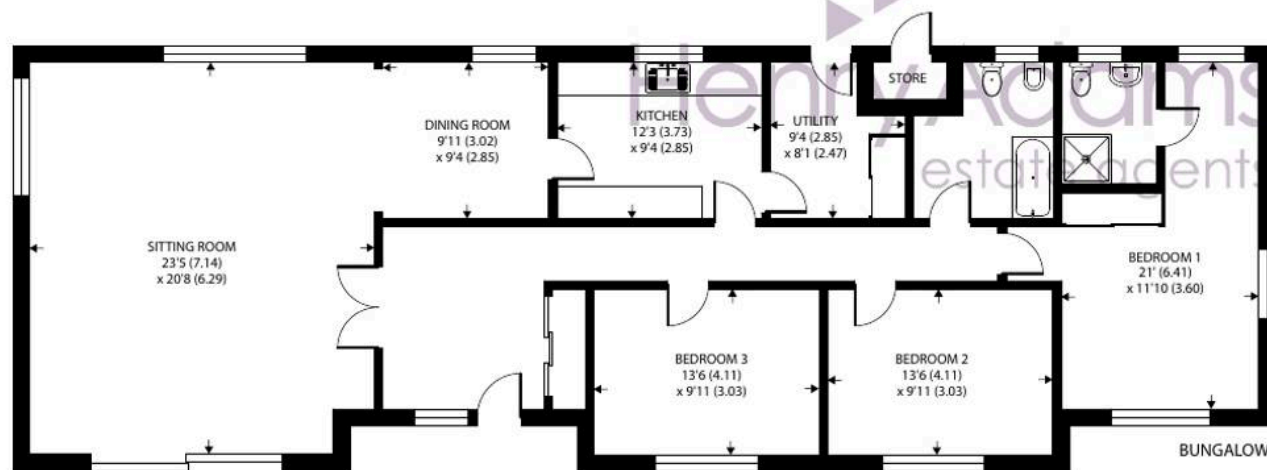
Nearby villages offer a range of day-to-day facilities, including shops, schools, public houses and recreational amenities, whilst the historic city of Chichester provides a comprehensive selection of shopping, dining, cultural and leisure opportunities. The renowned beaches and sailing facilities at West Wittering and East Wittering are also within easy reach, making the location ideal for those who enjoy coastal living and outdoor pursuits.







NOT SHOWN IN ACTUAL LOCATION / POSITION



Approximate Area = 1628 sq ft / 151.2 sq m (excludes store)

Garage = 245 sq ft / 22.7 sq m

Outbuilding = 2895 sq ft / 268.9 sq m

Total = 4768 sq ft / 442.8 sq m

For identification only - Not to scale







## 137a Almodington Lane

Earnley, Chichester

An opportunity to acquire a spacious detached bungalow set within a generous rural plot, complemented by an impressive range of traditional outbuildings. Offering versatile accommodation and excellent equestrian, agricultural or hobby-farming potential, the property is ideally suited to those seeking country living with ample storage and workspace.

The bungalow provides well-proportioned accommodation comprising a sitting room, dining room, kitchen, utility room, three bedrooms, family bathroom and en suite shower room. The layout offers comfortable family living with scope for personalisation and enhancement, subject to the necessary consents.

Externally, the property truly excels, benefiting from a substantial barn, stables, hay barn, detached garage and further storage areas. These versatile buildings provide a wealth of possibilities for equestrian use, livestock, workshops, vehicle storage, or a variety of business and leisure pursuits, subject to any required permissions.

The property benefits from a plot of approximately 2/3 of an acre with planning permission granted for a three-bedroom detached bungalow. The details can be viewed on Chichester District Council planning portal reference no. 25/02495/FUL. (All plant and machinery will be removed prior to completion).

Enjoying a peaceful countryside setting, this unique property combines comfortable residential accommodation with exceptional outbuilding space, making it an ideal choice for buyers seeking a lifestyle property with flexibility and future potential.



## 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.