



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**Chester House, Earnley Manor Close, Earnley, PO20 7JQ**



# Chester House, Earnley Manor Close, Earnley, PO20 7JQ

Guide Price £935,000

Recently partially redecorated four-bedroom DETACHED BUNGALOW in private road in Earnley. Features dual en suites, L-shaped sitting room, conservatory, private garden, DOUBLE GARAGE, driveway parking and potential to extend. Offered for sale CHAIN FREE.

Having undergone partial redecoration over the last 12 months, this incredibly spacious, individually designed four bedroom detached bungalow is situated in a private and highly sought after road in Earnley. Offering over 2,550 sq ft of versatile accommodation (including garage), the property also presents significant potential for extension or enhancement, subject to planning consent.

The welcoming entrance hallway sets the tone for the home, providing access to all bedrooms, the family bathroom, and a handy double cupboard ideal for coats and storage. The accommodation flows effortlessly into a spacious L-shaped sitting room, featuring a central fireplace and dual sets of sliding patio doors that bring the outside in, with one set opening directly to the rear garden and the other to a bright conservatory. The open-plan dining area seamlessly connects to the kitchen, creating a natural space for entertaining and family gatherings.

The kitchen is fitted with a range of cupboards and work surfaces and provides direct access to a utility room. From here, an inner lobby leads to a staircase up to a versatile room above the double garage, ideal for a home office, gym, or additional bedroom, offering flexible living space to suit modern family needs.





The bungalow offers four well proportioned bedrooms, including three large doubles, each with fitted storage. The master bedroom and second bedroom benefit from en suite facilities, providing privacy and convenience. The family bathroom, although functional, is dated and presents an opportunity for modernisation.

Externally, the property enjoys a beautifully maintained and mature rear garden, mainly laid to lawn and complemented by stocked borders, a shed, a greenhouse, and a patio area perfect for outdoor dining and relaxation. The frontage provides ample driveway parking for multiple vehicles alongside a double garage, ensuring convenience and security. Gas central heating to radiators keeps the home comfortable throughout the year.

This property represents a rare opportunity to acquire a substantial detached bungalow in a private location, offering immediate family living with scope to personalise and enhance over time.

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

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

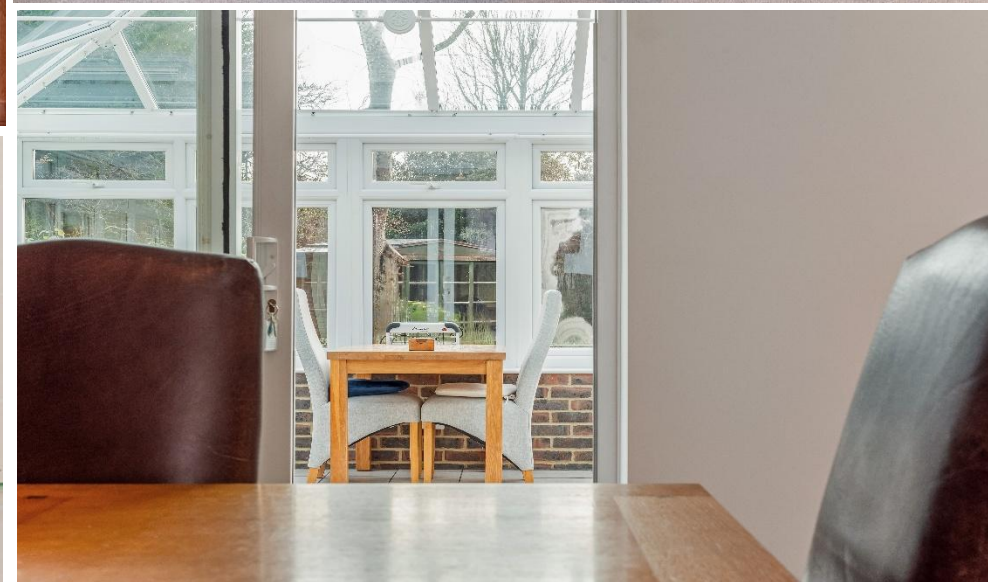
**What3words**  
///trinkets.transcribes.odds



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

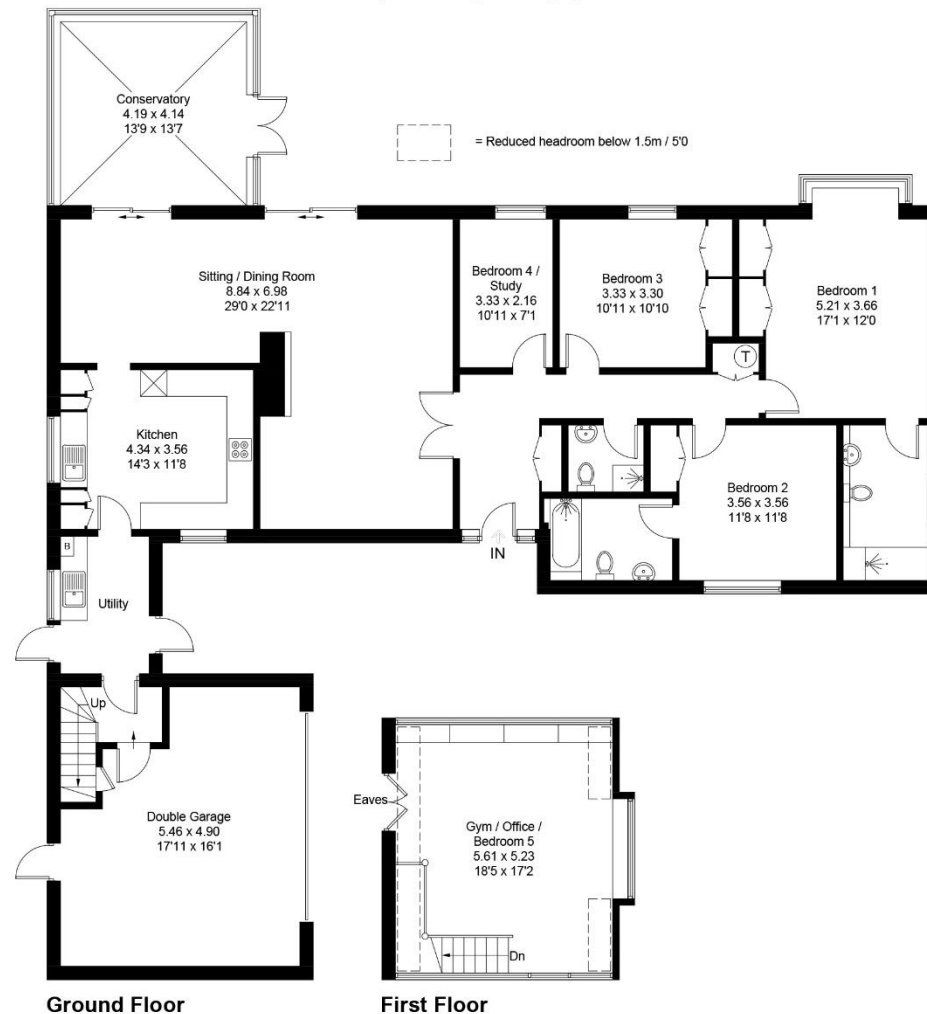






# Chester House, Earnley Manor Close, PO20 7JQ

Approximate Gross Internal Area = 237.2 sq m / 2553 sq ft  
(Including Garage)



Ground Floor

First Floor

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.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

[sales@astonsofsussex.co.uk](mailto:sales@astonsofsussex.co.uk) | [www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991