



Astons
of Sussex
Residential Sales & Lettings



Earnley Cottage, Bell Lane, PO20 7HZ

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Guide Price £450,000

A stunning and fully refurbished PERIOD COTTAGE offered for sale CHAIN FREE.

Dating back to the 18th century, this attractive semi-detached cottage offers a pleasing combination of period character, modern improvements and flexible accommodation. Set within an established plot with a generous lawned garden and off-road parking for several vehicles, the property provides an appealing home for those seeking the charm of a character cottage without compromising on everyday practicality.

The front door opens directly into the gorgeous triple-aspect sitting room, which is a particular highlight of the home. Exposed beams and a wood-burning stove add considerable warmth and character, while the three aspects allow natural light to flow throughout the room, creating an inviting space in which to relax and entertain.

The ground floor also benefits from a flexible reception room, currently arranged as a bedroom but equally suited to use as a dining room, snug, home office or study, depending on the requirements of the next owner. The kitchen has been newly fitted and combines a traditional cottage-style Shaker design with modern convenience, incorporating a range of wall and base-level units, integrated oven and hob & breakfast bar. There is space and plumbing for a washing machine under the stairs.

Upstairs, there are two spacious bedrooms, both benefiting from fitted cupboards. The principal bedroom is especially impressive, offering a wonderful sense of space, high ceilings and the added benefit of an en-suite shower room. The second bedroom is also well proportioned and is served by a beautifully refitted family bathroom, which has been fully tiled and finished in a contemporary style.



Outside, the property enjoys a sizeable garden, mainly laid to lawn with established borders and attractive planted areas, providing plenty of space for outdoor seating, children's play or simply enjoying the surroundings. Off-road parking for several vehicles is another notable advantage. The property also benefits from a newly installed electric central heating system.

Overall, this is a characterful and adaptable period cottage, combining original features with a newly fitted kitchen and updated bathrooms, while offering flexible accommodation, excellent bedroom proportions and a generous garden with ample parking.

Tenure Freehold | **Council Tax** Band E | **EPC** to be confirmed

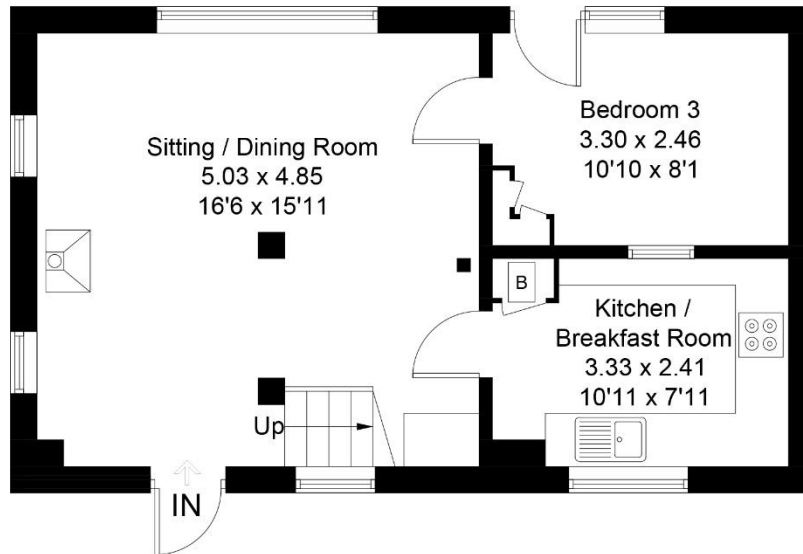
Connected to mains water & electricity. Electric central heating system. Private drainage.

In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.

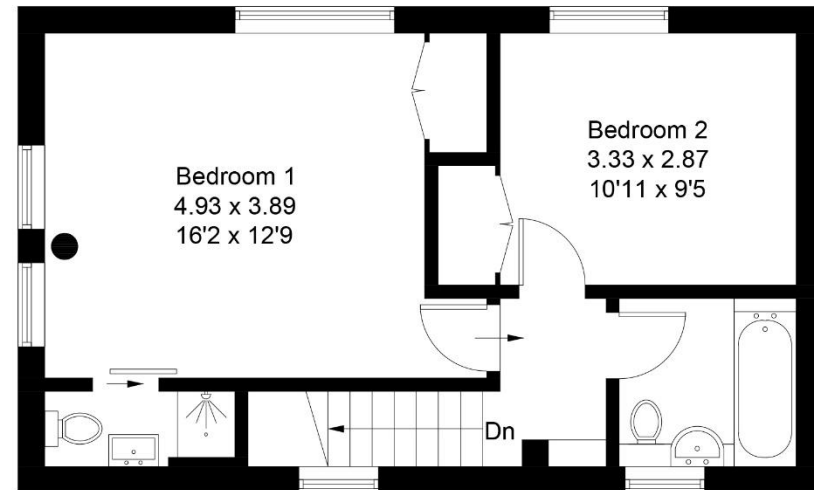


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Approximate Gross Internal Area = 83.5 sq m / 899 sq ft



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.



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