



Earnley Place

Welcome to Earnley Place

Earnley Place is a grade II listed property set in spacious gardens within the Earnley Conservation Area.

Earnley is a beautiful countryside village with a medieval grade I listed church at its centre located in the Chichester District of West Sussex, England. It is located 4miles south-west of Chichester, and lies on the south coast of England.

The village of Earnley is situated approximately 7 miles to the south of Chichester, on the coastal peninsular and is within a mile of the beaches and foreshore.

Locally, in the neighbouring villages of Bracklesham Bay, East Wittering and West Wittering, which provide a good range of facilities including a butchers, fishmongers, bakers and some lovely independent restaurants and country pubs.

The village is conveniently located for access to many of the south coast's best sailing and coastal facilities. The waters of the Solent are particularly popular with sailors, surfers, and kite surfers. Itchenor Sailing Club and Chichester Marina are within 4.5 miles and 5 miles respectively.

The National Trust Reserve of East Head has perhaps the most picturesque beach in West Sussex. A few minutes walk from Earnley Place itself lies Medmerry nature reserve, one of the most wild and wonderful reserves on the south coast of England. It offers long walks and bike rides, with panoramic views, glorious sunsets and plenty of wildlife. The reserve has 6.25 miles of trails.

The Cathedral City of Chichester provides a comprehensive range of shops, bars, and restaurants, arranged partly within the old Roman walls, now a pedestrianised area.

Property Information

Freehold

earnleyplace.co.uk

Earnley Place
Clappers Lane
Earnley
Chichester
PO20 7JL

Approximate Site Area
8,834 sqm / 95,088 sqft

Approximate Floorspace [Existing]
551 sqm / 5,931 sqft

Approximate Floorspace [Potential]
Dwelling 538 sqm / 5,790 sqft
Garage 102 sqm / 1,097 sqft
Total 640 sqm / 6,889 sqft

EPC Rating - E



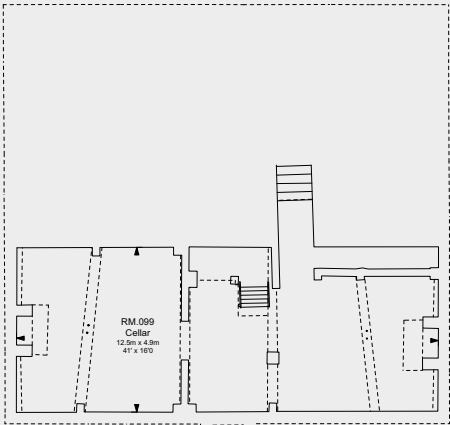
Location





Existing Floorplans

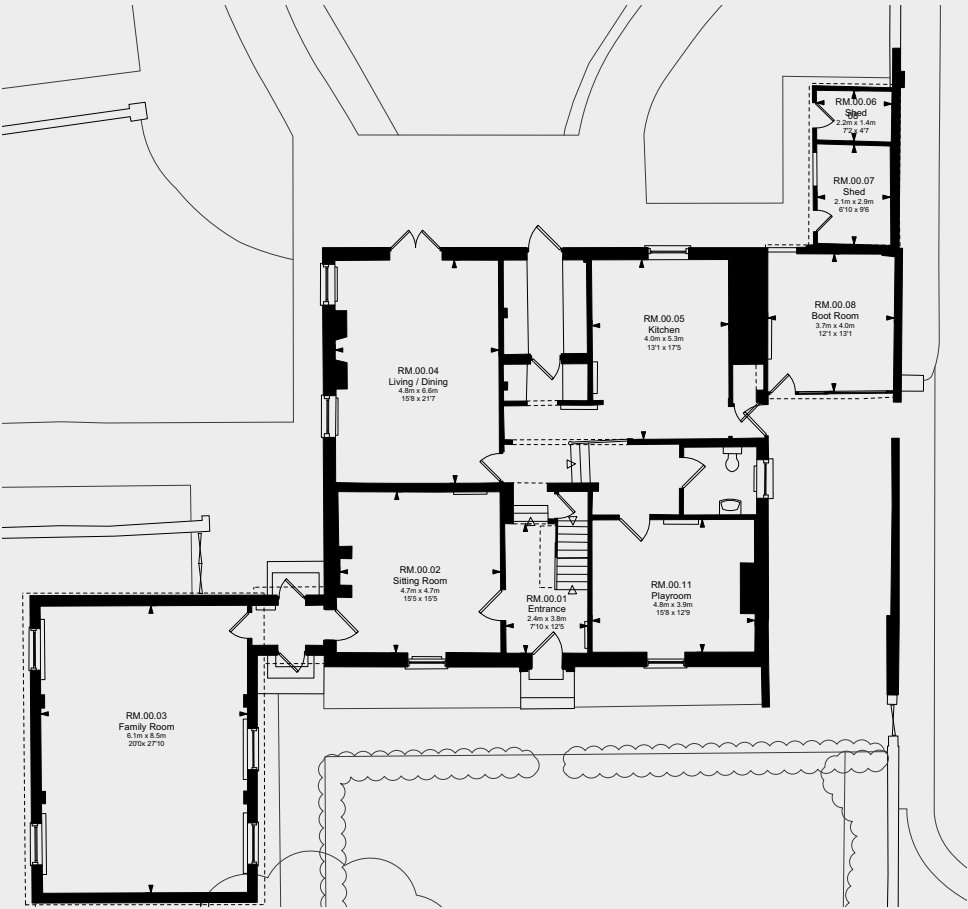
Basement



Approximate Floorspace GIA [Existing]

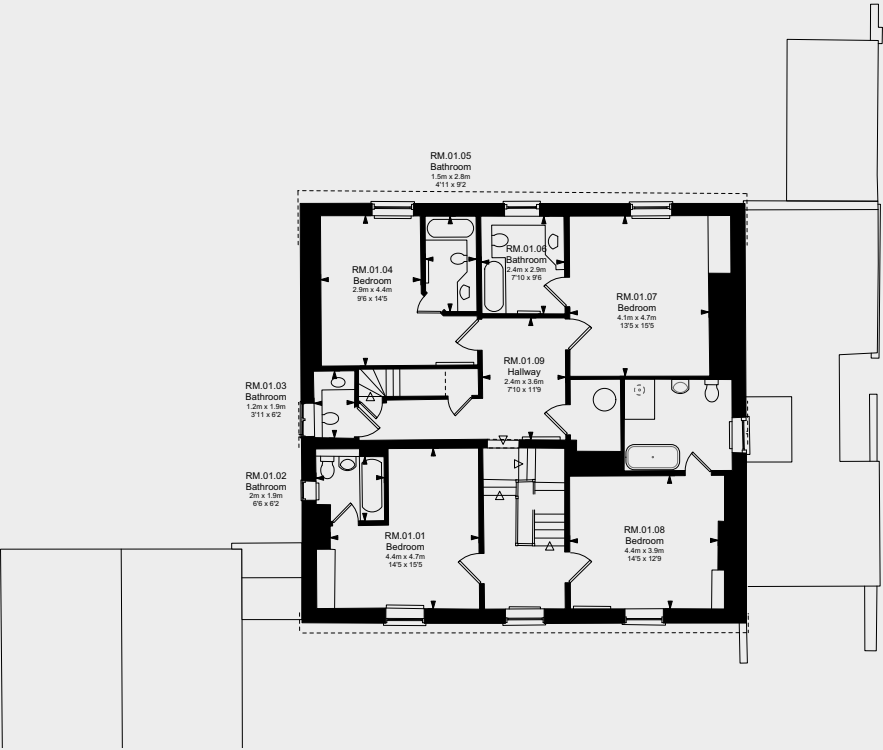
Basement	65 sqm / 699 sqft
Ground Floor	226 sqm / 2433 sqft

Ground Floor



Existing Floorplans

First Floor



Approximate Floorspace GIA [Existing]

First Floor	140 sqm / 1,507 sqft
Second Floor	120 sqm / 1,292 sqft

Second Floor



The Site & Opportunity

Earnley Place has a strong visible presence both within the site and from the street. Over the years several additions to both the east and west of the main house have been constructed.

Earnley Place's current custodians have received planning approval and listed building consent for a number of internal and external alterations, extensions and additions, which create a significant opportunity to enhance the existing accommodation and use of the property.

The following pages show the approved planning and potential floor plans and layouts.

Approximate Site Areas:

8,834 sqm / 95,088 sqft
0.88 hectares
2.18 acres

Key

- 01 Entrance & drive
- 02 Garage
- 03 Front Walled Garden
- 04 Rear Walled Garden
- 05 Gardens









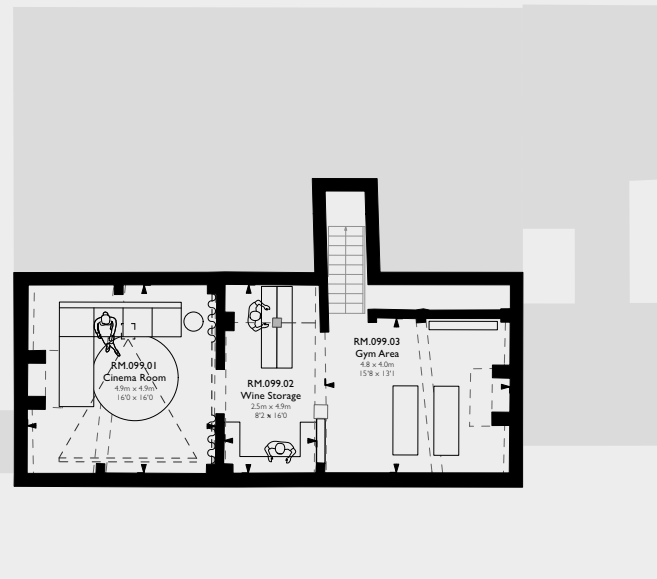
Basement Floorplan

The basement layout revitalises a currently underused space with the insertion of a home gym, wine store, and cinema room.

The original location of the cellar stair linking to the ground floor will be once again be utilised to connect with the ground floor circulation spaces.

Accommodation

- Cinema Room
- Wine Room
- Gym



Ground Floorplan

The ground floor layout comprises the main entrance at the south of the plan. To the west a large family living space is linked via a minimal glass link connected to the ground floor sitting room. The family space is connected to the walled garden via a new opening formed in the north façade providing opportunity for relaxed living.

A secondary entrance is situated at the east of the property with access to a boot room. The drive terminates adjacent to the secondary entrance with easy access to parking spaces and the garage.

The north range of the ground floor comprises WCs, informal reception space linked to a central circulation space. A utility space, games and bar room are supplemented by an external WC and changing space for access and enjoyment of the garden wall swimming pool.

Accommodation

- Entrance Hall
- Sitting Room
- Family Room & Kitchen
- Dining Room
- Games & Bar Room
- Utility & WCs
- Boot Room
- Secondary Entrance Hall
- External WC & Changing Room



First Floorplan

The first floor arrangement remains largely intact with a central hallway providing access to 4 bedroom suites which comprise built-in wardrobe space and bathroom spaces that maximise the opportunity for outward garden views from each room.

In the centre of the plan a large hallway also provides access to the second floor north and south range accommodation via 2 staircases.

Accommodation

- Front hallway & landing
- Central landing
- Stairs x 2
- Laundry
- Bedroom 1 suite
- Bedroom 2 suite
- Bedroom 3 suite
- Bedroom 4 suite



Second Floorplan

2 stairs provide access to the second floor accommodation. The north range has the potential to be used as a self-contained suite.

The main central stair provides access from first floor to further bedroom spaces.

Accommodation

- Front hallway & landing
- Central landing
- Stairs x 2
- Laundry
- Bedroom 1 suite
- Bedroom 2 suite
- Bedroom 3 suite
- Bedroom 4 suite



Access & Local Amenities

Access

There are several choices of vehicle access to London including either M27/A3 or the Pagham A285 via Petworth to the A283, joining the A3 at Milford.

A mainline station located at Chichester provides a regular service to London Victoria in approximately 1 hour 45 minutes and to Gatwick in approximately 1 hour 10 minutes.

An alternative faster rail service to London is available from Havant in approximately 1 hour 20 minutes to London Waterloo.

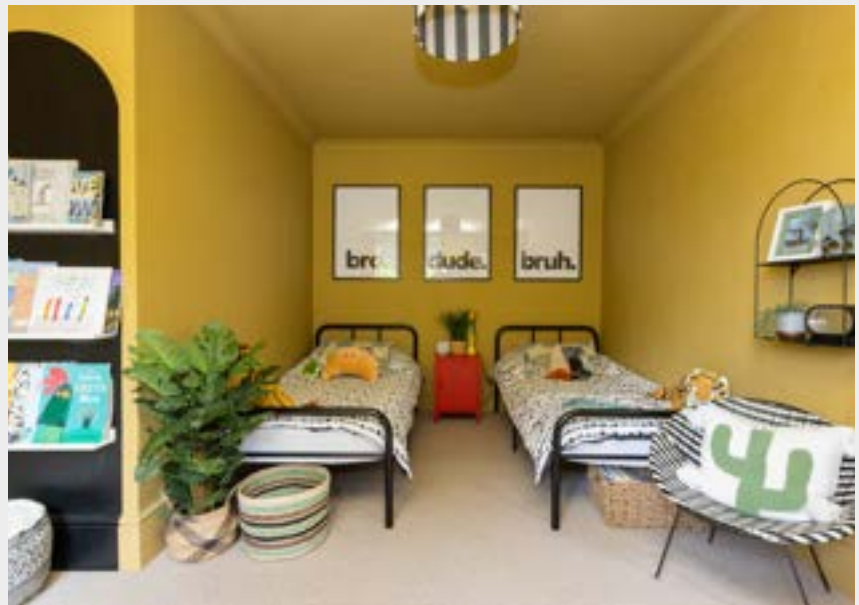
- Chichester – 7 miles
- Distance to A3M – 17 miles
- Chichester to London Victoria from 1hr 35 minutes
- Havant to London Waterloo times 1hr 21 minutes
- Brighton Station (from Chichester station) – 51 minutes

Local Amenities

- Bracklesham Beaches – 1.0 miles
- West Wittering Beach & Sailing Club – 3.5 miles
- Chichester Marina & Yacht Club – 4.6 miles
- Billys on The Beach – 1.0 miles
- Drifters – East Wittering – 1.7 miles
- The Lamb Inn – 3.2 miles
- Waitrose – 7.0 miles















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