



## Old Chapel Forge

Lower Bognor Road | Lagness | Chichester | West Sussex | PO20 1LR

**PRICE £850,000  
FREEHOLD**

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CH850-10/18



## Features

- Idyllic Semi-Rural Location
- 5 Bedroom Detached Residence
- 2 Bedroom Detached Former Chapel
- Generous Plot With Views Over Farmland

Old Chapel Forge is a truly unique detached residence which occupies a generous plot of approximately two thirds of an acre in an idyllic semi-rural location backing onto open farmland nestled between the historic city of Chichester (approx four miles) and the seaside town of Bognor Regis (approx two and a quarter miles to the town centre with mainline railway station London -Victoria 1hr 45 mins)

Having been subject to significant and extensive improvements by the current owners, this superbly appointed property really is an incredibly rare find. Set within the stunning and beautifully maintained established gardens is a detached 17th Century chapel which has been tastefully renovated to provide two additional independent bedroom suites or alternatively can lend itself to a multitude of uses.

Local amenities can be found close at hand in the villages of Rose Green, Aldwick, Pagham and North Bersted. The area is renowned for its variety of attractions all within a short drive including the Goodwood motor circuit (famous for The Festival of Speed and Revival, Goodwood and Fontwell horse racing courses, the beautiful South Downs national park, coastal beaches and local golf clubs).



The highly versatile accommodation lends itself to many uses ranging from an impressive well proportioned family home, annexe potential should anyone wish to provide independent accommodation to a relative or carer or accommodation with an income stream such as a guest house or potential rental income.

The front door to the property leads into a pitched roof entrance porch in turn leading through into a welcoming dual aspect reception room with exposed parquet wood flooring, feature wood burning stove and staircase to the first floor. In previous years this room served as a breakfast/dining room or second sitting room. A door leads through into a good size dual aspect carpeted family living/sitting room with exposed brick open fireplace.

From the welcoming reception room a door leads through into the open plan South Westerly aspect farmhouse style kitchen/diner with fitted range style cooker and tiled flooring. There is also a useful tucked away laundry room accessed from the kitchen area.

The kitchen/diner leads through to a good size rear lobby with door to the garden and ground floor cloakroom with wash basin and wc. From the rear lobby (currently used as an office area) a door leads through into an interconnecting hallway which leads to the remainder of the ground floor with two ensuite double bedrooms and a private entrance ideal for independent annexe accommodation.





The first floor provides a generous light and airy landing, three good size bedrooms and a modern refurbished family shower room.

Set within the grounds is the delightful detached former chapel which is currently arranged to create two additional independent double bedrooms offering superb characteristic features including vaulted ceilings, exposed beams, garden areas, parking and both rooms offering modern ensuite bathroom facilities. Solar panels provide hot water for the chapel. The chapel itself lends itself to a multitude of uses for anyone wishing to operate a business from home i.e. studio, workshop, etc or alternatively could provide potential to be converted/extended into an independent dwelling subject to the necessary planning/building consents.

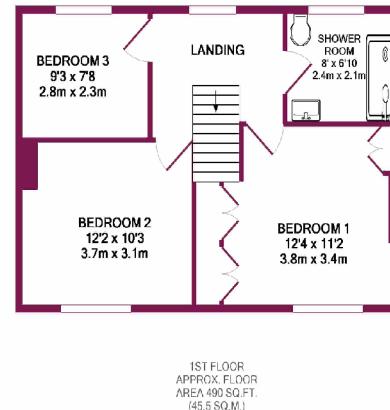
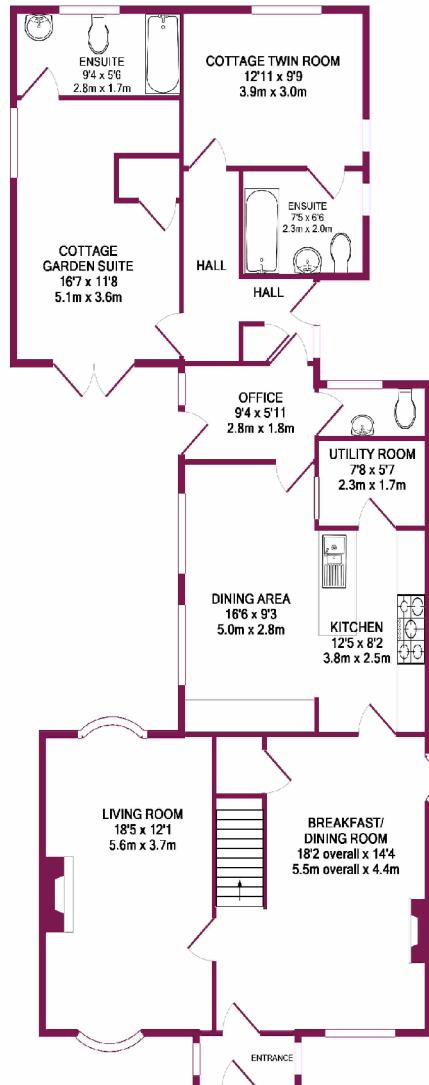
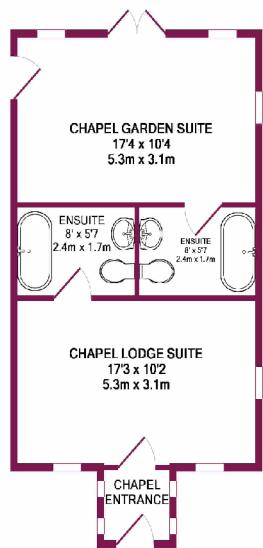
The exceptionally well maintained gardens surround the property with two driveways providing ample on site parking for numerous vehicles, boat, trailers, motorhome etc. The majority of the garden is laid to well kept lawn with an array of established shrubs, trees and flower beds with tranquil sitting areas enjoying peaceful views over the adjoining farmland.

**NB - An internal inspection is essential to fully appreciate everything this unique and deceptive property has to offer.**



To arrange a viewing contact 01243 267026





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Coastguards** 

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