



Merrywood Lodge

Merrywood Lane | Thakeham | West Sussex | RH20 3HD

A unique opportunity to acquire this detached Lodge House with enormous potential for development located within the highly regarded leafy lane and occupying 0.15 of an acre. Currently arranged as two bedrooms with sitting room, dining room with spacious bathroom and en-suite. No Chain.

Entrance Front door to:

Entrance Hall Night storage heater.

Sitting Room 15' 0" x 12' 0" (4.57m x 3.66m) Two night storage heaters, door leading to:

Dining Room 12' 9" x 11' 10" (3.89m x 3.61m) Night storage heater.

Kitchen 15' 0" x 8' 5" (4.57m x 2.57m) Range of wall and base units, stainless steel single drainer sink, door accessing rear garden, archway through to:

Utility Area Space and plumbing for washing machine.

Bedroom One 16' 1" x 10' 10" (4.9m x 3.3m) Wall-mounted electric heater, built-in storage cupboard, dual aspect.

En-Suite Wash hand basin, w.c., window.

Bedroom Two 11' 10" x 11' 9" (3.61m x 3.58m) Dual aspect, night storage heater.

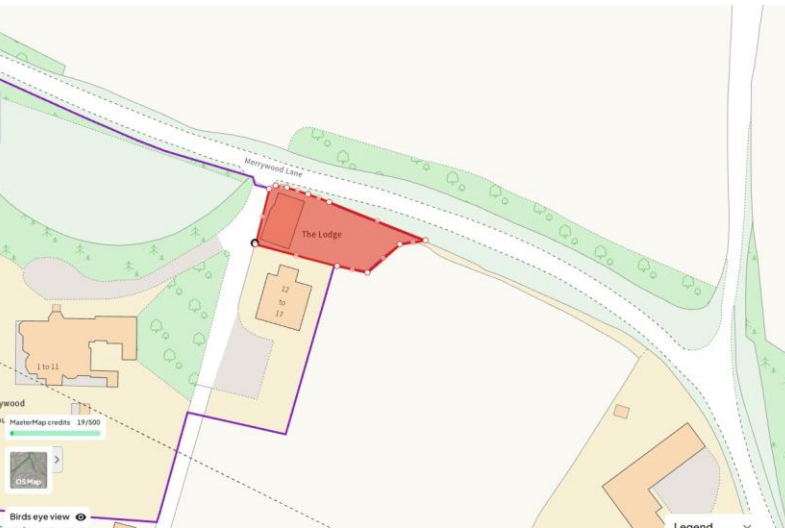
Spacious Bathroom 14' 6" x 10' 10" (4.42m x 3.3m) Panelled bath with folding screen, built-in toiletries cupboards and storage cupboards, door to:

Separate Cloakroom

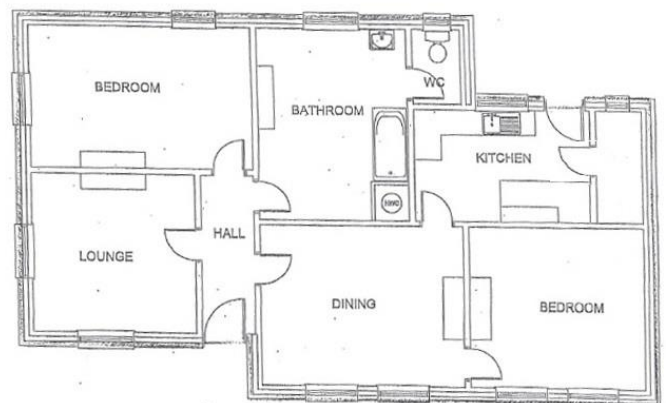
EPC Rating: tbc



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Merrywood Lodge, Thakeham, West Sussex, RH20



FLOOR PLAN

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.