

# 4 BUDGENOR LODGE

EASEBOURNE



savills

# A STYLISHLY PRESENTED THREE BEDROOM MEWS HOUSE

Well-presented throughout ♦ kitchen  
♦ conservatory/dining room ♦ sitting room  
♦ 3 bedrooms ♦ additional bedroom/study  
♦ allocated parking for 2 cars ♦ communal  
gardens

## Description

Budgenor Lodge is an imposing and historic 18th century building, originally built as the Easebourne workhouse in 1794. The development was subject to an extensive modernisation and rebuilding project in 2007 creating 42 well-appointed houses, apartments and duplexes.

Budgenor Lodge is approached by electric gates with a beautifully landscaped central courtyard garden.

On entering the property, an entrance hall with wood floors leads to a spacious sitting room and conservatory/dining room with French doors leading on to a south facing garden. The kitchen is set back from the sitting room and features a range of fitted units, and built in appliances.

On the first floor are two bedrooms, one en suite and a shower bathroom. On the second floor, there is a third double bedroom and a bedroom/study with conservation rooflights.

In addition, the property has the benefit of two parking spaces and visitor parking is also available.



## Situation

Easebourne is a charming village with two schools, a church and the popular Cowdray farm shop. The Lodge has easy access to the historic market town of Midhurst which has an array of shops, pubs and restaurants. The nearby Cowdray Park Estate offers many country and sporting pursuits including polo, golf, fishing and shooting.

**Tenure:** Share of freehold

**Services:** All mains services

**Important Notice:** Photographs taken March 2019.

**Local Authority:** Chichester District Council

**Fixtures & Fittings:** Certain fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

**Service Charge:** £2283 per annum, to be paid quarterly in equal instalments.

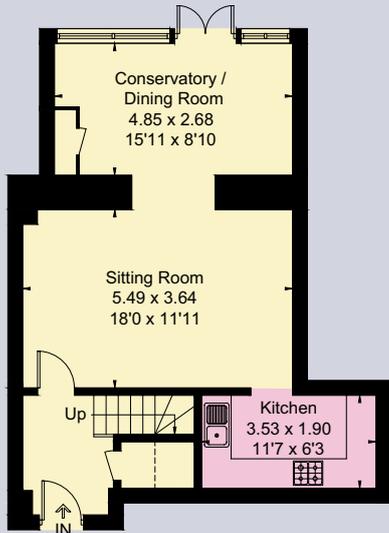
**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment with Savills.  
Photographs taken March 2019.

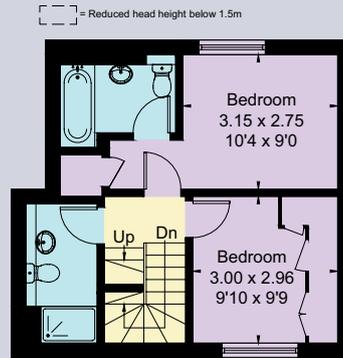


# FLOORPLANS

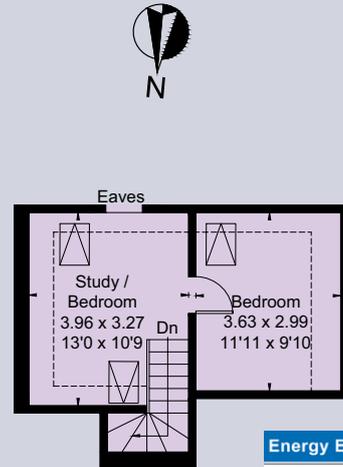
Approximate Floor Area = 108 sq m / 1167 sq ft



Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	