

# REDWOOD & SONS

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## Shannock Church Lane

Eastergate, PO20 3UT

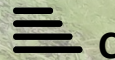
**£525,000**

Nestled in charming Church Lane, Eastergate, this delightful chalet bungalow offers a wonderful opportunity for a new beginning with plenty of scope for improvement. The property is being offered with vacant possession and no chain. With flexible and spacious accommodation, benefits include: entrance hall with door to cloakroom; kitchen / breakfast room with garden views; good-sized living room with doors leading to dining area with door to potting shed, patio doors to conservatory with further patio doors opening onto the garden; ground-floor bedroom with fitted wardrobes and a wash hand basin, perfect for added convenience; family bathroom and additional cloakroom. Upstairs the large landing is ideal for use as a study / home office facility with door to the second double bedroom with ensuite shower room. The property is approached via a driveway with parking for up to four vehicles in front of the detached single garage with small workshop plus gate access to the established feature garden with pond, area of lawn, mature shrub borders, flowerbeds and patio area ideal for relaxing outdoors. EPC - X. Tenure - freehold. Council Tax Band - E.

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.

- No chain
- Detached chalet bungalow with scope for improvement
- Two double bedrooms
- Kitchen / breakfast room
- Living room
- Dining room
- Conservatory
- Large garden & ample parking
- Bathroom, Shower room & two cloakrooms
- Six Villages location with shops, schools, amenities, Barnham mainline train station & bus routes



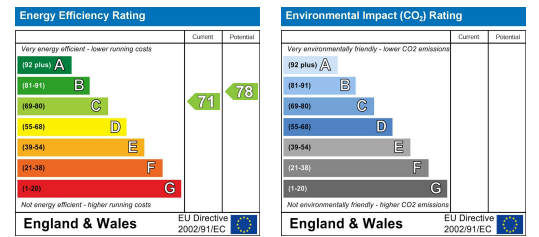
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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