



Heberbury Church Lane

Eastergate, PO20 3XD

SPACIOUS DETACHED FAMILY HOME WITH FLEXIBLE ACCOMMODATION. Situated in the Six Villages locality, this property benefits from the following accommodation: entrance hall with storage cupboard; stylish fitted Sylvarna kitchen / dining room with integrated double-oven, microwave, hob, and access door to rear garden; living room with sliding doors to rear garden, shutters and engineered oak flooring; study / snug; two ground-floor bedrooms, both overlooking the front of the property and both having built-in wardrobes; ground-floor shower-room; three first-floor bedrooms, one with dressing-room; first-floor bathroom with separate bath and shower. Outside to the front there is ample parking for 4/5 cars on the driveway; raised flower-bed and neat area of lawn; detached single garage which has been divided to provide storage to the front and home office in the rear portion with separate access door, window and air-conditioning unit. The south-facing rear garden is accessed via a wrought-iron gate from the the driveway and has a good-sized patio, area of lawn, mature shrub borders, raised flower-beds, brick-built barbecue and two garden sheds. Close to schools, shops, amenities, Barnham mainline train station and bus routes. EPC - TBC. Tenure - freehold. Council Tax Band - F.

Asking price £650,000

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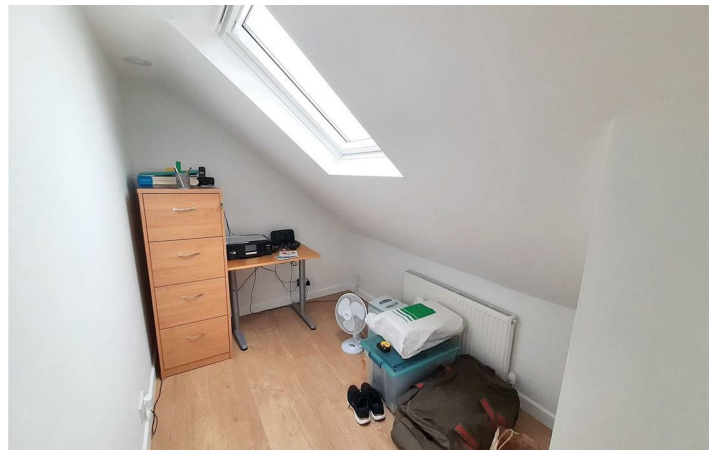


- Detached 5-bedroom house (2 ground-floor)
- Kitchen / dining room
- Living room
- Study / snug
- Bathroom
- Shower room
- Dressing room
- Store-room / home office
- Parking for 4 / 5 cars & gardens
- Close to schools, shops, amenities, Barnham mainline train station & bus routes

Entrance hall	Ground-floor shower room
10'11" x 10'10" (3.33 x 3.31)	6'4" x 5'3" (1.94 x 1.62)
Kitchen	First-floor bedroom (1)
13'1" x 9'8" (4.00 x 2.97)	17'3" x 9'8" (5.27 x 2.95)
Dining area	Dressing room
7'9" x 8'6" (2.38 x 2.60)	7'4" x 9'0" (2.25 x 2.75)
Living room	First-floor bedroom (2)
11'1" x 19'4" (3.38 x 5.91)	17'1" x 9'0" (5.22 x 2.75)
Study / snug	First-floor bedroom (5)
10'11" x 9'10" (3.34 x 3.01)	6'8" x 8'8" (2.04 x 2.65)
Ground-floor bedroom (3)	First-floor bathroom
10'9" x 13'0" (3.30 x 3.98)	7'7" x 11'11" (2.33 x 3.64)
Ground-floor bedroom (4)	Outside office
10'10" x 12'10" (3.32 x 3.92)	11'1" x 8'2" (3.40 x 2.50)

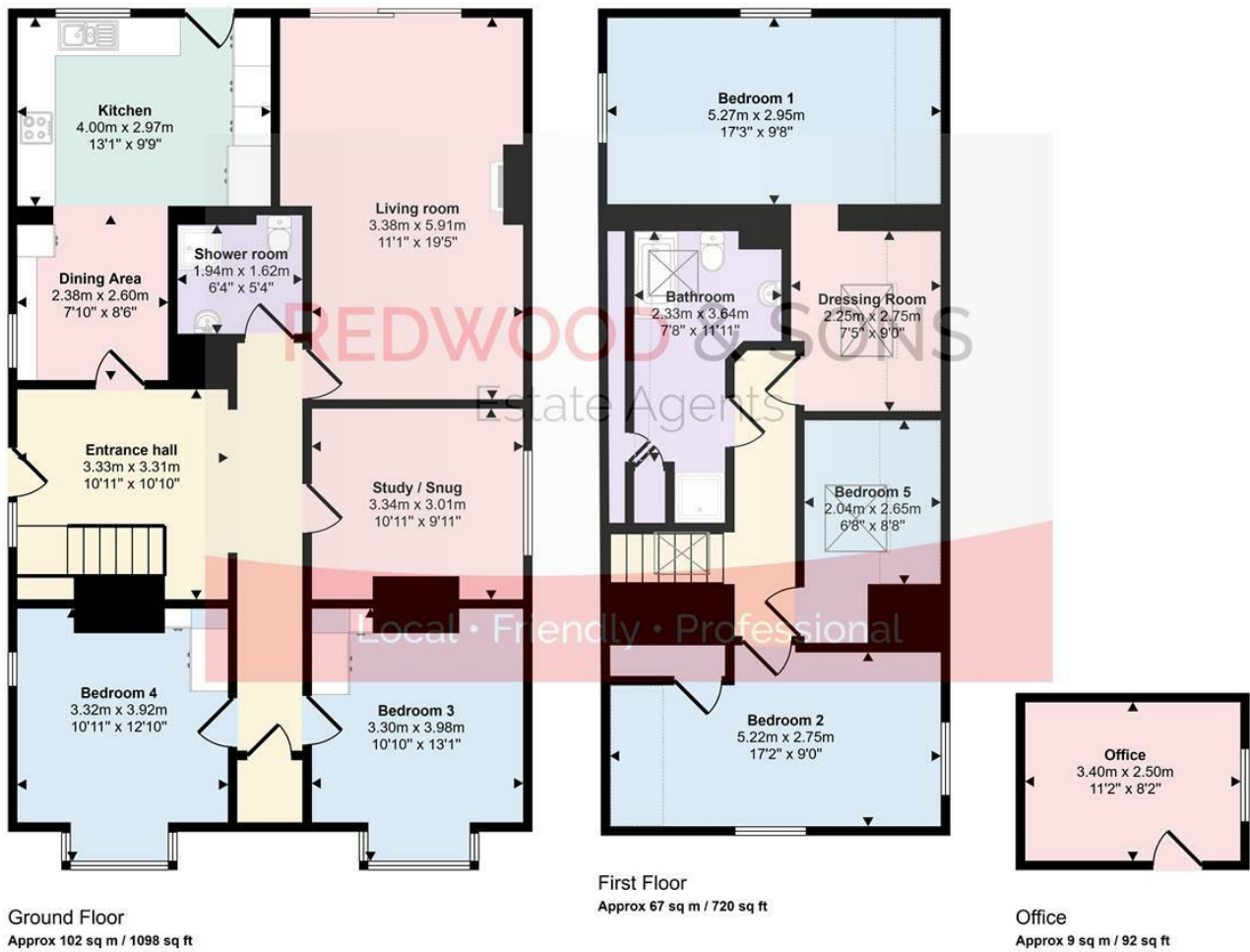


Directions

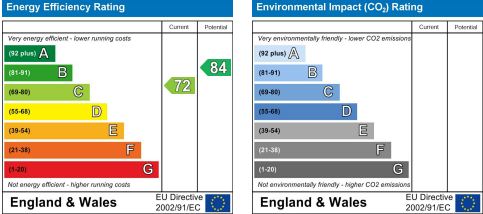


Floor Plan

Approx Gross Internal Area
177 sq m / 1910 sq ft



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)