



Clarkes

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Asking Price
£305,000
Freehold

25 St Georges Walk, Eastergate, Chichester, PO20 3XS



Book a Viewing
Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk> 01243 861344



What the agent says... “,, Material Information:

Tucked away in a peaceful and sought-after cul-de-sac in the heart of Eastergate, this beautifully presented three-bedroom terrace home offers the perfect blend of comfort, convenience, and modern living. The property boasts an attractive, easy-to-maintain frontage and a welcoming entrance hall with access to a convenient downstairs cloakroom. The spacious and light-filled living room provides an inviting setting for relaxation or entertaining, while the separate modern fitted kitchen offers ample storage, space for appliances, and direct access to the enclosed rear patio garden – ideal for al fresco dining or enjoying the afternoon sun. Upstairs, you'll find three well-proportioned bedrooms, two of which feature built-in storage, as well as a family bathroom complete with shower over bath and an airing cupboard for added practicality. Outside, the enclosed rear garden offers a low-maintenance retreat with a gate leading to a pathway that provides access to the detached garage, just a stone's throw away. With its modern interior, practical layout, and fantastic location close to local amenities, schools, and transport links, this wonderful home is perfect for families, first-time buyers, or anyone looking to enjoy the charm and community feel of Eastergate living. Viewing is highly recommended to fully appreciate all this superb home has to offer.

Council Tax: Arun District Council Band C
Property Type: Purpose built house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Detached Garage
Restrictions: None

On 11/11/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	35 mbps	6 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 3 Bed terraced house
- Cul-de-sac location
- Downstairs WC
- Low maintenance garden
- Detached garage



Accommodation

Living Room - 4.74m x 3.63m (15'6" x 11'10")

Kitchen - 4.49m x 2.39m (14'8" x 7'10")

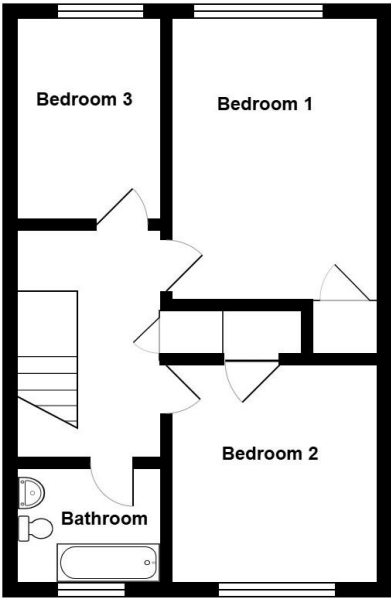
Hallway - 1.63m x 0.93m (5'4" x 3'0")

WC - 1.63m x 0.82m (5'4" x 2'8")

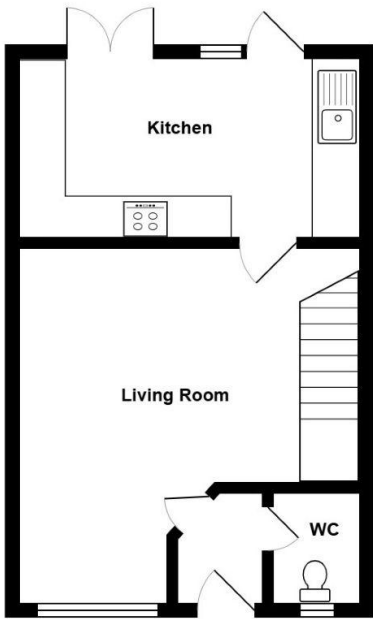
Bedroom 1 - 3.62m x 2.64m (11'10" x 8'7")

Bedroom 2 - 2.73m x 2.55m (8'11" x 8'4")

Bedroom 3 - 2.49m x 1.81m (8'2" x 5'11")



First Floor



Ground Floor

