

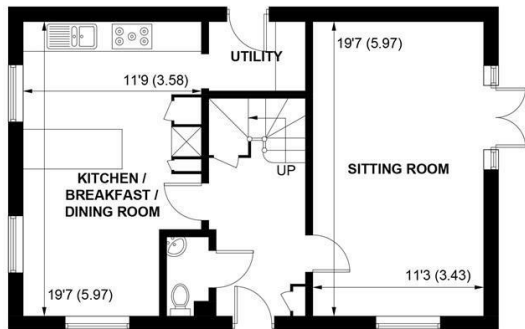
The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font in gold color on a dark blue background.

Sims Williams

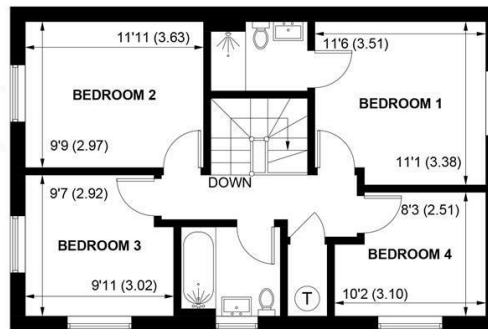


11 PECKHAM CHASE, EASTERGATE, PO20 3AR

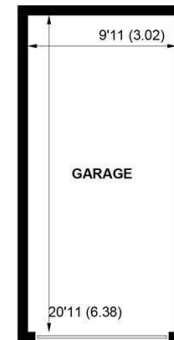




**GROUND FLOOR**



**FIRST FLOOR**



**(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)**

**APPROXIMATE GROSS INTERNAL AREA = 1196 SQ FT / 111.1 SQ M**

**GARAGE = 207 SQ FT / 19.2 SQ M**

**TOTAL = 1403 SQ FT / 130.3 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced for Sims Williams**

**OIEO £475,000**

**FREEHOLD**

**11, PECKHAM CHASE,  
EASTERGATE,  
PO20 3AR**

- Immaculately Presented
- Remainder of NHBC
- Living Room Onto Garden
- Kitchen/Diner
- Utility & Cloakroom
- 4 Double Bedrooms
- En Suite & Family Bathroom
- Landscaped Southerly Rear Garden
- Garage & Driveway Parking

### **EPC RATING**

Current = B

Potential = A

### **COUNCIL TAX BAND**

Band = E

A beautifully presented brick and flint detached family home built by Taylor Wimpey in 2019 on the popular "Hedgerows" development.

Accommodation comprises entrance hall with storage, cloakroom and stairs to the first floor.

The generous dual aspect kitchen/diner is fitted with an excellent range of modern Shaker style units with built in double oven, gas hob with extractor over and further integrated appliances. There is ample space for dining table and chairs, along with a separate utility room with integrated washing machine and a door out to the driveway.

The spacious living room is light and airy with double doors leading to the rear garden.

Upstairs there are 4 double bedrooms. The principle bedroom has an en suite shower room and there is a family bathroom which is fitted with a white suite of bath with shower over, wash basin and WC.

Outside the Southerly rear garden has been beautifully landscaped with stylish horizontal fencing, clever planting and a smart pergola providing a wonderful entertaining area.

The front garden is enclosed by a hedge and to the right hand side of the property there is a large green giving a real sense of space.

To the left is the double length driveway providing ample parking and access to the garage with power and light, and a courtesy door to the rear garden.

Peckham Chase is a private road and there is a management charge of £324/year.

### **Disclaimer**

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### **Directions**

From the War Memorial at the bottom of Fontwell Avenue, head North taking the first turning on the left into Peckham Chase. Bear round to the left and the house will be found on the left hand side.

**Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton**

