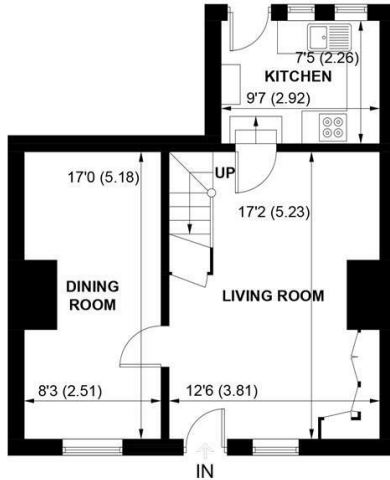


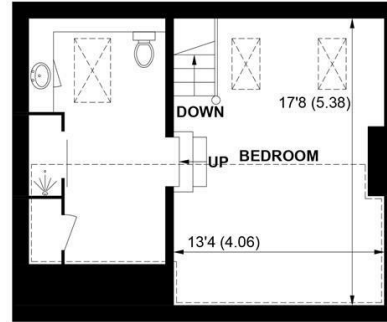




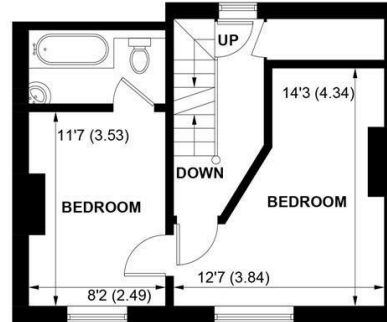
 = REDUCED HEAD HEIGHT BELOW 1.5M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1152 SQ FT / 107.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£392,000 Freehold

1 MALTHOUSE COTTAGES,
CHURCH LANE,
EASTERGATE,

PO20 3UR

- Grade II Listed Cottage
- Sitting Room With Working Fireplace
- Separate Dining Room
- Kitchen Onto Garden
- 3 Double Bedrooms
- Modern Family Bathroom
- Second Floor Principle Bedroom Suite
- Part Walled Garden
- On Street Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

This charming Grade II Listed end of terrace house is situated in the Conservation Area of Eastergate within easy reach of both Primary and Secondary schools.

Accommodation comprises good size sitting room with working fireplace and stairs to the first floor. There is a separate dining room/2nd reception room also with fireplace.

The kitchen overlooks the rear garden and is fitted with a range of classic Shaker style units with built in oven and hob, and space for further appliances.

On the first floor there are 2 double bedrooms and a modern family bathroom which is fitted with a bath with shower attachment, wash basin and WC.

On the second floor is the impressive principle bedroom with a wealth of beams, vaulted ceiling and large semi open plan en suite shower room.

To the rear there is a part walled garden with rear access, and to the front there is on street parking.

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 Fontwell roundabout junction of the A27 and A29, proceed south on the A29 Fontwell Avenue. At the bottom of Fontwell Avenue take the 2nd Exit onto Nyton Road and 1st left into Church Lane. The property can be found on the left hand side.

