



BENNETTS

EASTERGATE LANE | EASTERGATE | PO20 3SJ



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EASTERGATE LANE, EASTERGATE, PO20 3SJ

- Substantial Family House
- Impressive Drawing Room
- Separate Dining Room
- Kitchen/Breakfast Room
- Further Reception Room. Study
- Utility Room. Cloakroom
- 5 Double Bedrooms
- 2 Family Bathrooms
- Double Garage & Parking
- Large Southerly Gardens

This impressive detached Edwardian house provides spacious and versatile accommodation with the benefit of superb southerly gardens.

Situated in a convenient location within easy reach of the facilities in Walberton and Eastergate villages. Good road links are also accessible whilst Barnham with its mainline station is about a mile and a half away.

The large drawing room has an attractive open fireplace with door opening to the gardens. The kitchen/breakfast room is fitted with a range of units and has space for appliances, including an Aga, together with a door opening to the gardens.

There is also a separate dining room, home office and a utility room. The remaining reception room has its own access and cloakroom which provides the potential of a self contained annexe.

On the first floor there are 5 double bedrooms with 4 overlooking the rear gardens. There are 2 modern family bathrooms, both with white suites.

Occupying a plot approaching some 3/4 of an acre, the property has substantial southerly rear gardens with large areas of lawn, mature tree and shrub borders. There is a paved patio area and side access.

The front garden has an in/out driveway, ample parking and access to the detached double garage which has a loft area above and large store to the rear.



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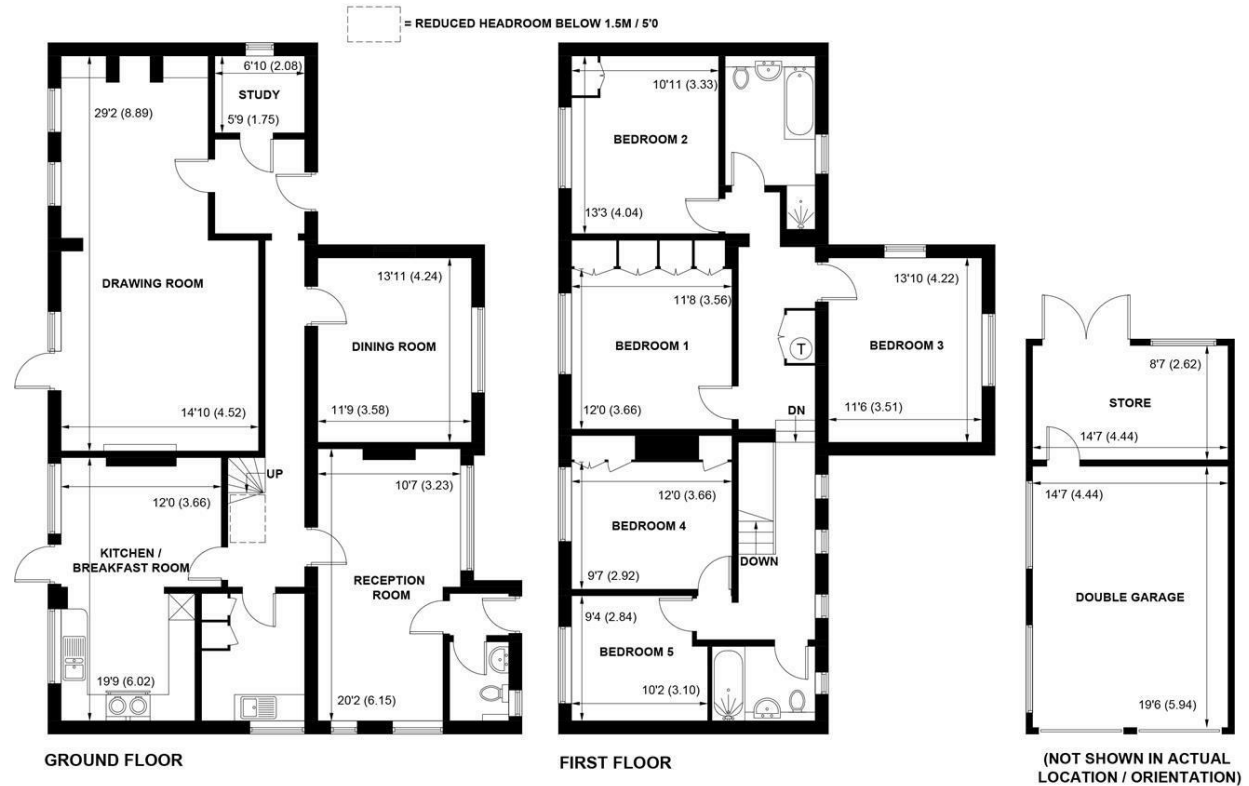
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EPC Band - Current - E Potential - C

Council Tax Band G

From the parade of shops in Walberton proceed west along The Street towards the duck pond and village green. Take the centre fork at the pond into Eastergate Lane. Continue for about 1 mile. Bennetts will be found on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 2436 SQ FT / 226.3 SQ M
DOUBLE GARAGE / STORE = 416 SQ FT / 38.7 SQ M
TOTAL = 2852 SQ FT / 265 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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