

SW

Stirling Williams



DEENE, NYTON ROAD, EASTERGATE, WEST SUSSEX, PO20 3UP

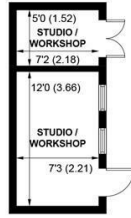




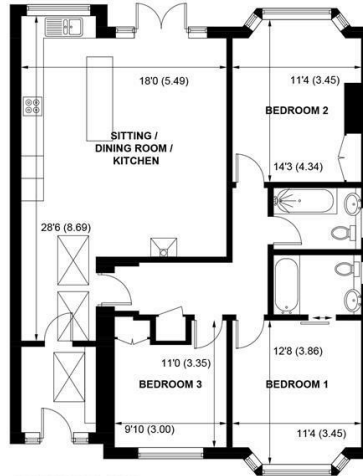


DEENE





(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1101 SQ FT / 102.3 SQ M

STUDIO / WORKSHOP = 126 SQ FT / 11.7 SQ M

TOTAL = 1227 SQ FT / 114.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

# Offers Over £450,000 Freehold

DEENE, NYTON ROAD,  
EASTERGATE,  
WEST SUSSEX, PO20 3UP

- Stylish Detached Bungalow
- Extended & Improved
- Open Plan Living Area
- 3 Double Bedrooms
- En Suite Bathroom To Bedroom 1
- Family Bathroom
- Off-Road Parking
- South Facing Rear Garden
- Large Loft Potential to Extend (STPP)

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

Beautifully presented 3 bedroom detached bungalow in Eastergate village, within easy distance of amenities including schools, shop and good access to travel links.

The property has been extended and greatly improved and accommodation briefly comprises entrance hall with door opening to the spaciouly light, open plan living accommodation incorporating lounge, dining and kitchen areas.

The kitchen is fitted with a range of stylish Shaker style units, with central island for informal dining. Appliances include electric oven and induction hob, with space for fridge, freezer and washing machine. There is ample space for dining table and chairs and the living room has a log burner focal point. Access to the south facing rear garden is via French doors.

The inner lobby has doors leading to the 3 double bedrooms, with bedroom 1 benefitting from en-suite

bathroom. There is a further bathroom with white suite comprising bath with shower over, wash basin with cupboard below and WC.

Outside, the front offers off-road parking for several cars and the secluded rear garden is mainly to lawn with decked area and borders with established shrubs and plants.

## 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 west and the property will be found on the left hand side.







