



# TRADE WINDS

LEVEL MARE LANE | EASTERGATE | PO20 3SA

*SW*

Sims Williams

# TRADE WINDS

LEVEL MARE LANE, EASTERGATE, PO20 3SA

£925,000 FREEHOLD

- Spacious Detached Family Home
- Offers Versatile Accommodation
- Excellent Family Living Space
- Kitchen/Dining Room
- 2 Ground Floor Bedrooms
- 3 Bathrooms & 1 Shower Room
- 2 First Floor Bedrooms
- South Facing Rear Garden
- Ample Off Road Parking

An attractive detached residence, offering versatile accommodation with annexe potential in a popular semi-rural location on the outskirts of Eastergate village.

The ground floor accommodation comprises an entrance hall, stairs to first floor, reception room, kitchen/dining room, office/family room, 2 bedrooms, 2 bathrooms and utility room/additional kitchen with own front door.

The generous size reception room has a fireplace and bay window to the front with opening leading through to the kitchen/dining room which is fitted with a range of Shaker style units and Aga. The dining room area features a vaulted ceiling with Velux windows and bi-fold doors leading to outside.

To the first floor there are a further 2 double bedrooms, en-suite shower room and a family bathroom, as well as handy 'loft' room leading off from bedroom 3.

Outside, the attractive south facing garden is mainly laid to lawn with mature shrubs and trees, a large decked area, 'cabana' and outside storage.

The front of the property is gravelled and provides plenty of off-road parking.



# TRADE WINDS

LEVEL MARE LANE, EASTERGATE, PO20 3SA

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)



# TRADE WINDS

LEVEL MARE LANE, EASTERGATE, PO20 3SA

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)



# TRADE WINDS

LEVEL MARE LANE, EASTERGATE, PO20 3SA

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)



# TRADE WINDS

LEVEL MARE LANE, EASTERGATE, PO20 3SA

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)



# TRADE WINDS

LEVEL MARE LANE, EASTERGATE, PO20 3SA

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)



# TRADE WINDS

LEVEL MARE LANE, EASTERGATE, PO20 3SA

WWW.SIMSWILLIAMS.CO.UK

EPC Band - Current - D Potential - C

Council Tax Band F

From the Fontwell Roundabout proceed southward along the A29 Fontwell Avenue, turn 1st right into Level Mare Lane, continue past Denmans Lane on your right and the property can be found on the left hand side.



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.

5 MAPLE PARADE,  
WALBERTON, BN18 0PR

01243 551368

WWW.SIMSWILLIAMS.CO.UK