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Sims Williams



8 HOLMDALE, EASTERGATE, WEST SUSSEX, PO20 3AA





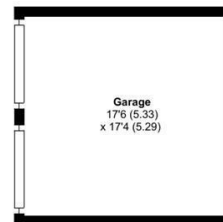
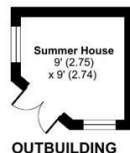
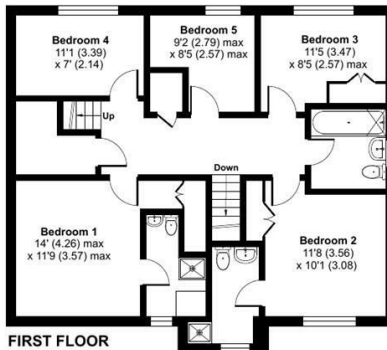
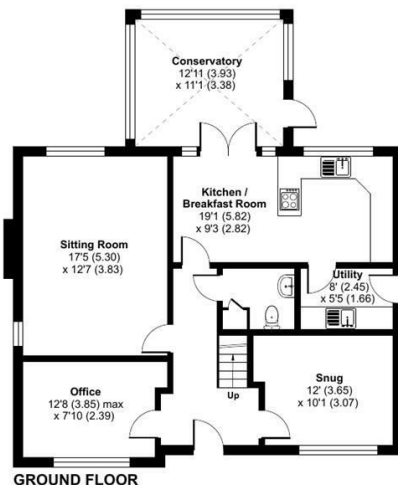
Approximate Area = 2295 sq ft / 213.2 sq m

Garage = 302 sq ft / 28 sq m

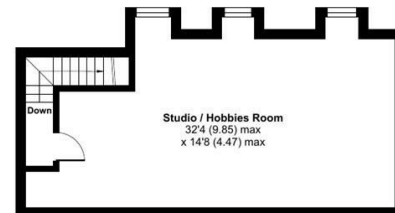
Outbuilding = 72 sq ft / 6.6 sq m

Total = 2669 sq ft / 247.8 sq m

For identification only - Not to scale



**GARAGE**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1184423



**WALBERTON OFFICE**

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# £600,000 Freehold

8, HOLMDALE,  
EASTERGATE,  
WEST SUSSEX, PO20 3AA

- Detached Family Home
- 4 Reception Rooms
- 5 Bedrooms
- 2 En Suites & Family Bathroom
- Downstairs Cloakroom
- Kitchen/Breakfast Room & Utility
- 2nd Floor Studio/Hobbies Room
- Double Garage & Parking
- No Chain

## EPC RATING

Current = C  
Potential = C

## COUNCIL TAX BAND

Band = F

A bright and spacious detached family home offering versatile accommodation, located at the end of a quiet cul-de-sac in the village of Eastergate, 2 miles from Barnham Station, close to the historic city of Chichester and within 15-20 minutes drive to the beach.

The ground floor accommodation comprises entrance hall with staircase to first floor, cloakroom with built-in storage cupboard, office, snug, generous size double aspect sitting room with feature fireplace and views of the rear garden, large kitchen/breakfast room with separate utility and a conservatory.

The southerly aspect kitchen area is fitted with a matching range of units with integrated appliances including gas hob with extractor and built-in oven and grill, space and plumbing for dishwasher and fridge/freezer.

On the first floor there are 5 good size bedrooms, 3 of which are doubles, 2 en-suites and 3 with built-in wardrobes. There is also a modern family bathroom and a large storage cupboard on the spacious landing.

On the second floor, there is an impressive 32' room which would make a superb main bedroom suite or serve as now, a studio or games/hobbies room.

Outside the wrap around southerly aspect rear garden is laid to lawn with mature planting and a paved patio area designed for al fresco dining, together with a stylish summer house, potential vegetable growing area and gates providing access to the front and the double garage.

To the front there is ample driveway parking for 3/4 vehicles along with access to the garage.

## 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 our office at Maple Parade, Walberton proceed west along the street toward the village green and duck pond. Turn right into West Walberton Lane. At the top of the lane turn left into Wandleys Lane. Holmdale is the 5th turning on the right hand side.



