



12 Hall Cottages, Barnham Road, Eastergate, PO20 3RS  
OIEO £425,000 Freehold



3 Bedrooms



1 Bathroom



2 Reception Rooms

*SW*

Sims Williams



## Key Features

- Semi-Detached Home
- Spacious Fitted Kitchen
- Sitting Room With Fireplace
- Dining Room Opening To Loggia
- Downstairs Cloakroom
- 3 Double Bedrooms
- Family Shower Room
- Landscaped 125ft Rear Garden
- Log Cabin With Power & Light
- Driveway Parking For 3 Vehicles

## EPC Rating

Current = D

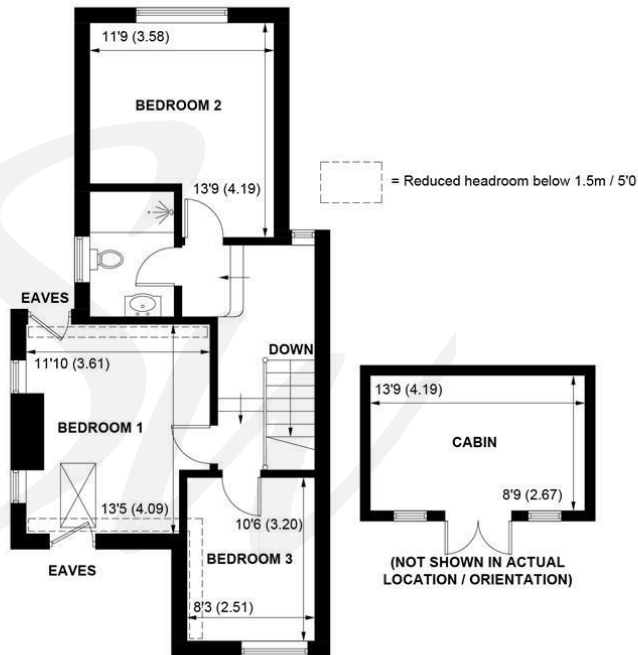
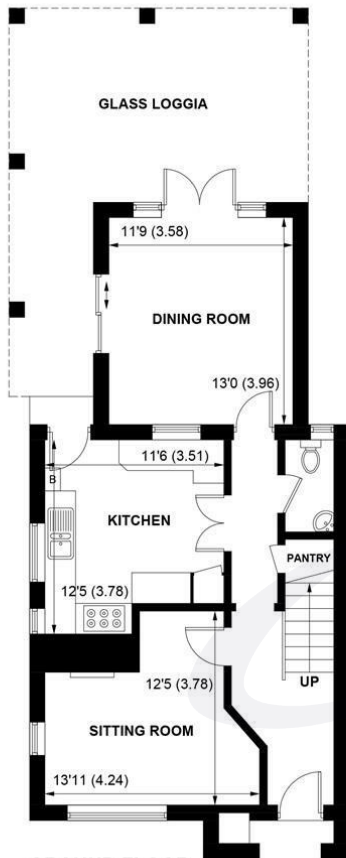
Potential = C

## Council Tax Band

Band = C

## Tenure - Freehold





APPROXIMATE GROSS INTERNAL AREA = 1161 SQ FT / 107.9 SQ M  
GLASS LOGGIA = 119 SQ FT / 11.1 SQ M  
TOTAL = 1280 SQ FT / 119.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.