





Lydford, Eastergate

A charming period property with large south facing garden.

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- ▶ Extended period property
- ▶ Wonderful family room
- ▶ 3/4 double bedrooms
- ▶ Fabulous south facing garden
- ▶ Garage
- ▶ Bespoke kitchen
- ▶ Dual aspect sitting room
- ▶ 0.4 acre plot
- ▶ Lovely views
- ▶ Viewing recommended

Introducing this stunning period detached house offering deceptively spacious accommodation, set within a generous 0.40-acre plot, offering an idyllic semi-rural location with magnificent rural views towards the South Downs.

The property boasts a beautifully tended south-facing garden, providing a serene and tranquil setting. The property has been significantly extended to create a fabulous dual aspect family room to the rear which overlooks the garden, perfect for gatherings. This leads off the bespoke kitchen with breakfast area which has been designed for both functionality and style. A dual aspect sitting room with log burner, a study and a shower/WC can also be found on the ground floor. A useful boot room, with doors to both the front and rear, link the garage and family room. On the first floor there are four double bedrooms with two benefiting from stunning views towards the South Downs. Access to the rear bedroom, which overlooks the garden, is accessed off another bedroom.

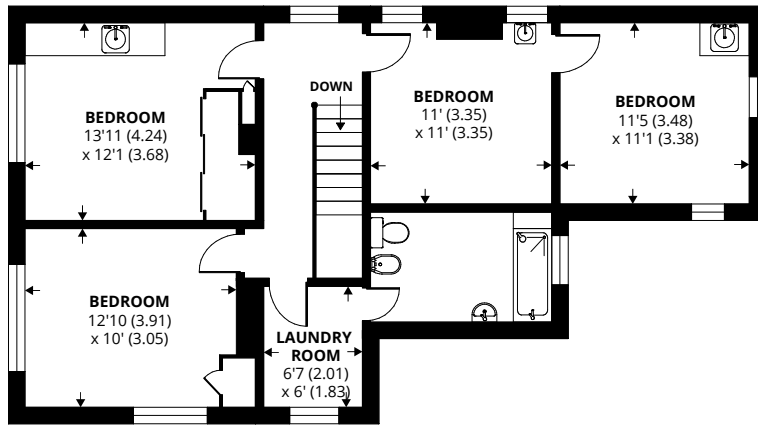
In summary, this property offers a blend of versatile accommodation, a charming design, and lovely views.

Arun District Council - 24/25 Tax Band F £3,254.91

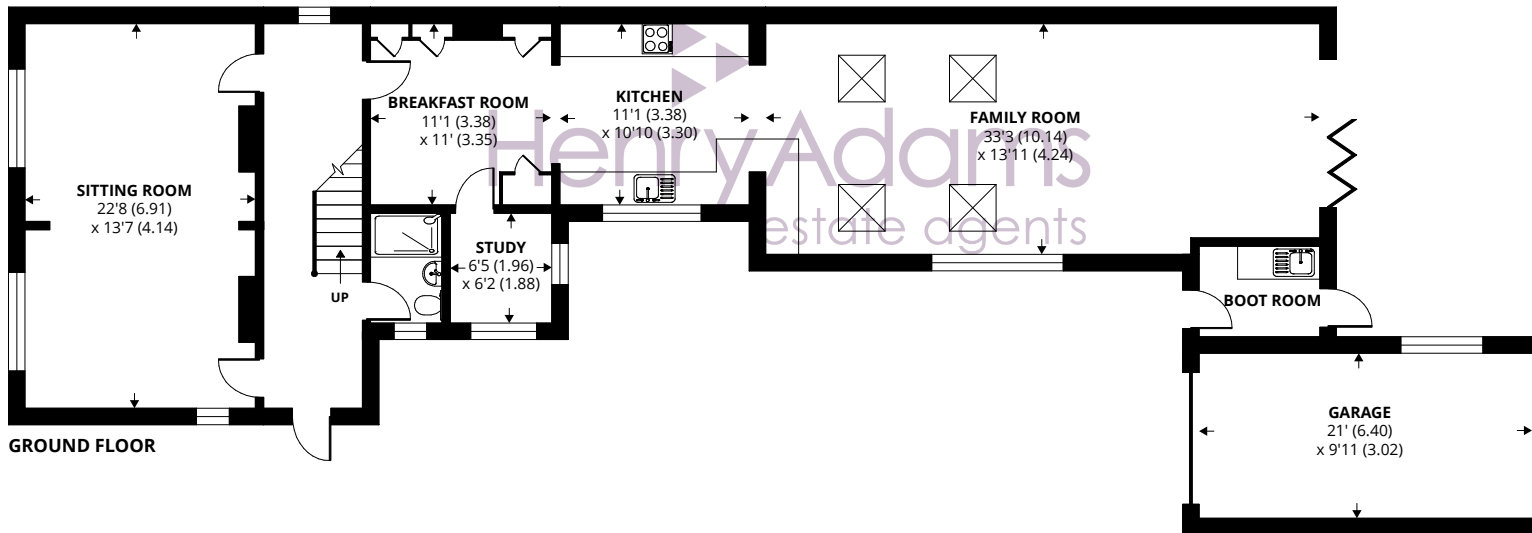








FIRST FLOOR



GROUND FLOOR

Approximate Area = 2157 sq ft / 200.3 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 2360 sq ft / 219.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Gardens

The large secluded and beautifully landscaped garden is a significant feature of the property with flower borders, a rose garden, an area with a summer house, a pond and a 100 ft vegetable plot with two green houses and two sheds plus electricity and water supply. The garden is planted with many varieties of shrubs, trees and perennials to give all year round interest.

Location

Situated in a semi-rural area, the property lies between Chichester and Arundel, both famous as cultural centres with cathedrals and annual festivities. Nearby is the village of Barnham offering everyday amenities including a railway station to London Victoria. Other leisure activities in the area include horse racing at Fontwell and Goodwood, walking and riding in the South Downs National Park and water sports along the South Coast. There are a number of good state and private schools in the area.

Directions

From Chichester proceed east on the A27 and at the Fontwell roundabout take the third exit off into Fontwell Avenue. After Fontwell race course take the first turning on the right into Level Mare Lane. The property is on the left after approximately 0.4 of a mile.

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