



89 Peckham Chase, Eastergate

A well-presented semi-detached family house built by Taylor Wimpey Homes in 2021



- ▶ Popular village location
- ▶ Well-appointed kitchen
- ▶ Drive providing parking for two cars
- ▶ No onward chain
- ▶ French doors to rear garden
- ▶ Three bedrooms and family bathroom
- ▶ EV car charging point
- ▶ Balance of NHBC guarantee

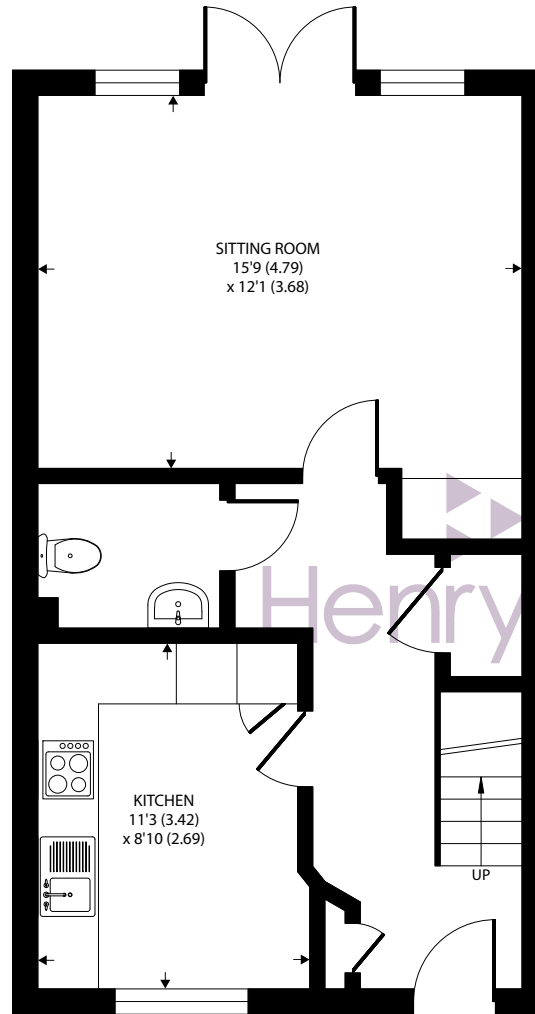
This superb three bedroom semi-detached family house built by Taylor Wimpey Homes in 2021 presents a wonderful opportunity for those seeking a modern and comfortable abode. Located on a sought-after development, the property boasts a convenient location, just 6 ½ miles from the historic city of Chichester and 3 miles from the picturesque town of Arundel.

Upon stepping inside, a traditional entrance hall welcomes you, leading you to a cloakroom for added convenience. The spacious sitting room offers a cosy ambience featuring French doors that seamlessly connect the indoor space to the rear garden – perfect for enjoying al fresco dining or simply relaxing in the fresh air. The heart of the home, the well-appointed kitchen. Equipped with a range of built-in appliances including a double oven, gas hob cooker hood, dishwasher, washing machine, fridge, and freezer, this kitchen ensures that both meal preparations and casual family gatherings are a delight. Upstairs, three inviting bedrooms await, each offering a welcoming retreat for rest and relaxation. The family bathroom, elegantly designed and well-maintained, provides a tranquil space to unwind after a long day.

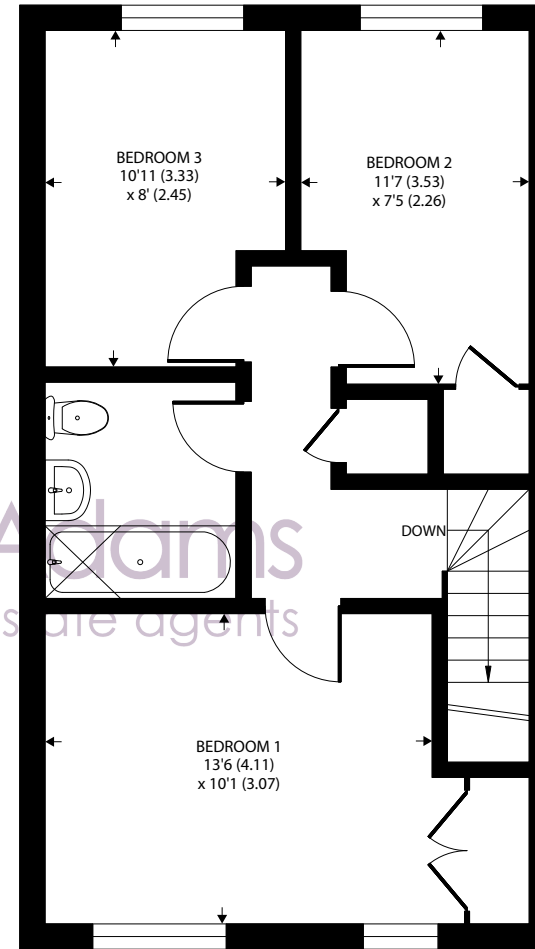
Externally, the property offers an open-plan front garden along with a block-paved drive that provides parking space for two cars, complete with an EV car charging point. The rear garden, simply landscaped with a patio area and a well-maintained lawn, presents an ideal spot for outdoor activities or leisurely weekends spent soaking up the sun. Estate Service Charge: £224.26 per annum.

Arun District Council - 24/25 Tax Band D £2,253.40





GROUND FLOOR



FIRST FLOOR

Approximate Area = 912 sq ft / 84.7 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.

Location

The village of Eastergate offers a range of facilities including, a village store and post office, restaurant and village pub as well as a doctors surgery and a primary and secondary school. There are excellent transport links and the nearby village of Barnham, less than a mile away, has a mainline station with direct access to London Victoria. There is horseracing at Fontwell Race Course and golf at Avisford Park. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. Goodwood is located to the north west and is famous for its many event days. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

Proceed east along the A27 passing straight over the Tangmere/Boxgrove roundabout. At the Fontwell roundabout take the third exit off into Fontwell Avenue. Proceed to near the end and before the mini roundabout turn right into Peckham Chase. Bear right at the junction and then the road bears to the left and the property is a short distance along on the right. What3words - dynamic.shady.windmill

