



3 Squires Grove, Eastergate

Impressive detached family in popular village location



2



4



2

EPC B

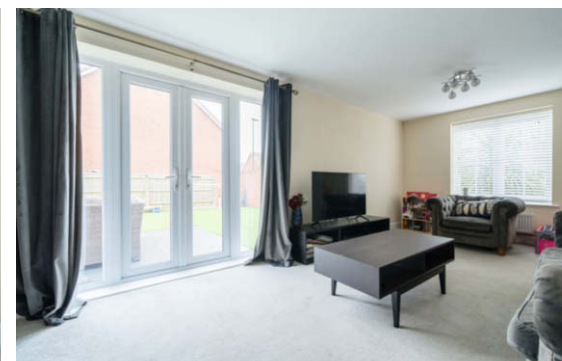
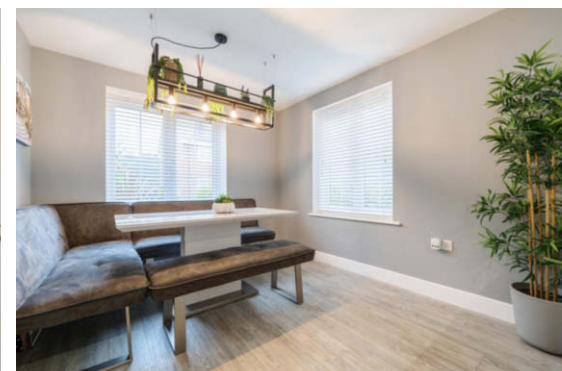
- ▶ Light accommodation
- ▶ South facing rear garden
- ▶ En-suite shower room to principal bedroom
- ▶ Informally converted garage*
- ▶ Dual aspect sitting room
- ▶ Well appointed kitchen/dining room
- ▶ Private blocked paved drive
- ▶ No onward chain

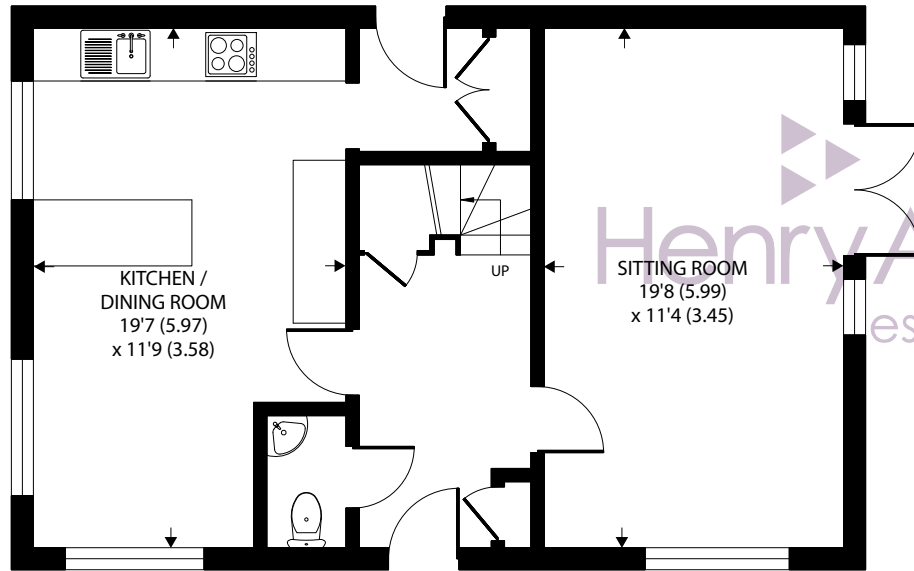
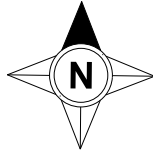
An impressive detached family house, a true gem nestled within a well planned development built in 2020 by Taylor Wimpey Homes. Boasting a prime location, this property offers a harmonious blend of elegance and practicality.

Upon entering, you are greeted by a spacious and airy entrance hall that sets the tone for the rest of the home. The accommodation exudes warmth and comfort, featuring a sitting room and a kitchen/dining room with a dual aspect, providing an abundance of natural light throughout the day. The sitting room, with its sunny south and west aspect, is a perfect spot for relaxation, complemented by French doors opening up to the south-facing rear garden, creating a seamless indoor-outdoor living experience. The well-appointed kitchen/dining room offers integrated kitchen appliances including an electric double oven, gas hob, cooker hood, dishwasher, fridge, and freezer. Additionally, a separate utility room adds to the convenience of daily chores.

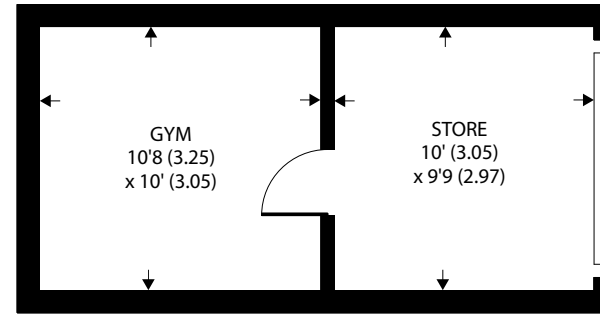
Upstairs, four bedrooms await, along with a family bathroom and an en-suite shower room to the principal bedroom.

Externally, this property sits on an attractive corner plot garden, offering a tranquil and private outdoor space for leisure and entertainment. A private blocked-paved driveway provides off-road parking, making coming and going a breeze. The garage* has been cleverly subdivided into a store and a home office/gym, catering to modern living requirements.

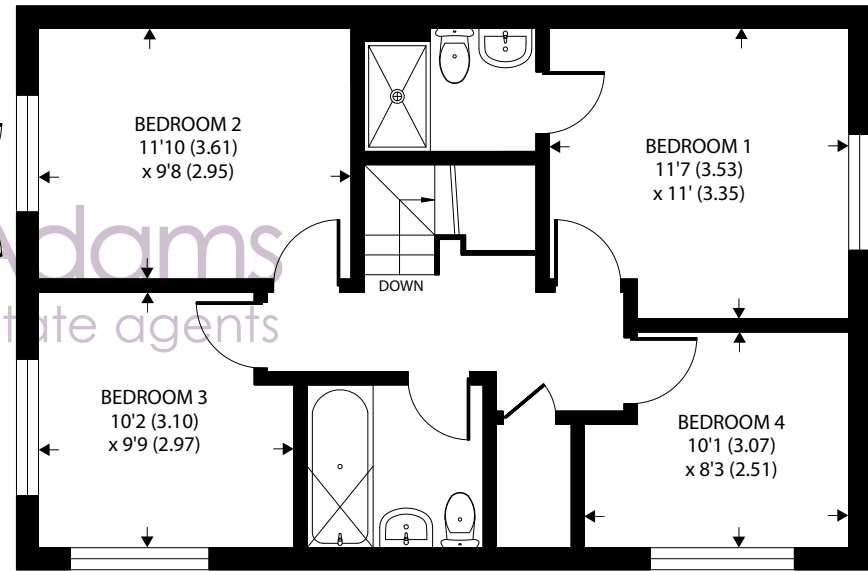




GROUND FLOOR



OUTBUILDING



FIRST FLOOR

Approximate Area = 1206 sq ft / 112 sq m

Outbuilding = 210 sq ft / 19.5 sq m

Total = 1416 sq ft / 131.5 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

From the Fontwell roundabout proceed south down Fontwell Avenue. Proceed to near the end and before the mini roundabout turn right into Peckham Chase. Follow the road round to the right and Squires Close is on the left. Number 3 is on the left. what3words - loses.headache.cabbies

Arun District Council - 24/25 Tax Band E £2,754.15

