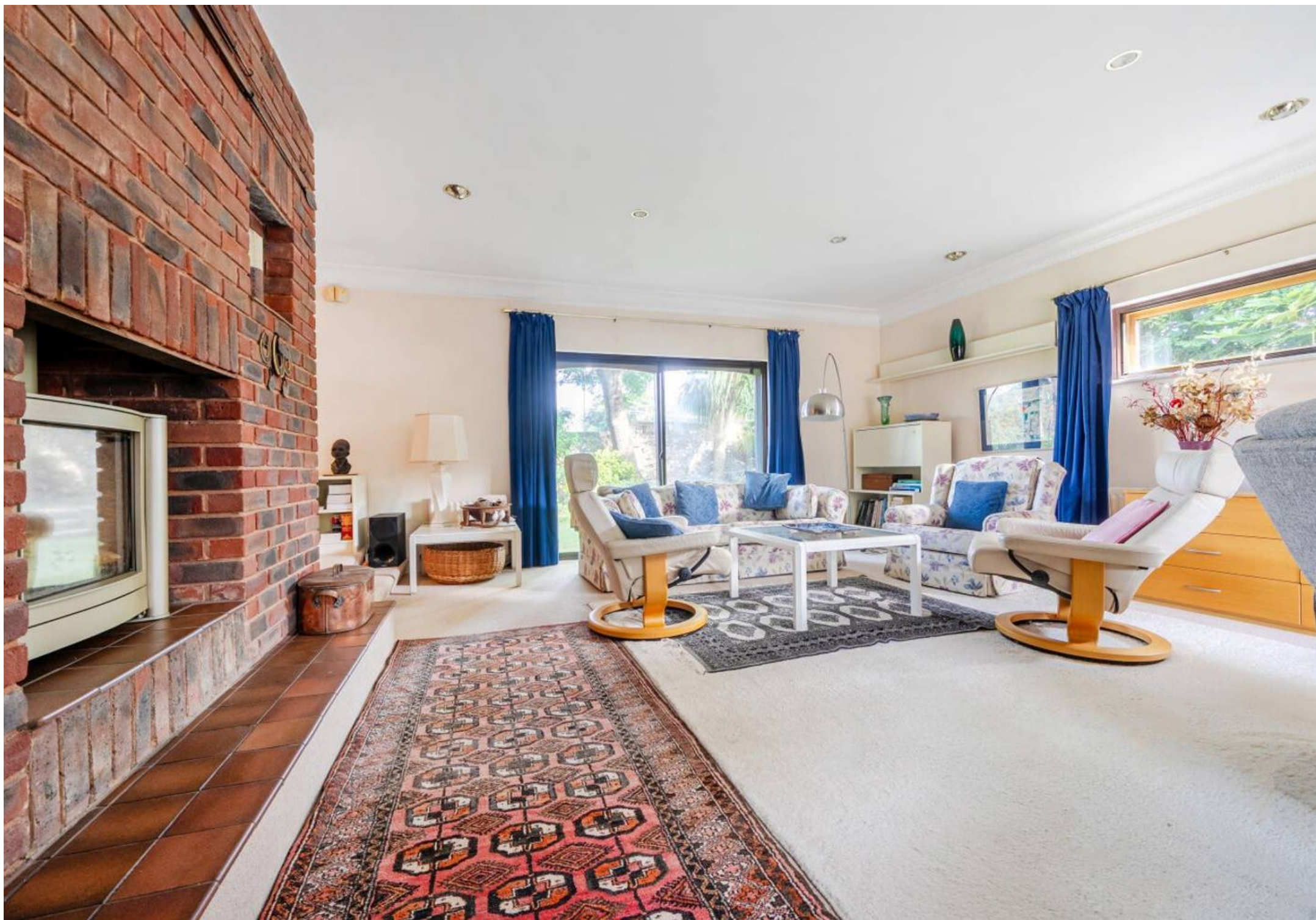




Mead Court, Barnham Road, Eastergate, PO20 3RP

Guide Price **£699,950**



Mead Court, Eastergate

A versatile detached chalet style bungalow.

- No onward chain
- Substantial detached chalet style bungalow
- Versatile accommodation
- Three bedrooms
- Secluded position
- Attractive walled gardens
- Double garage with electric door

Nestled in a peaceful, private position, this substantial detached chalet-style bungalow offers an exceptional blend of space, comfort and versatility. Boasting attractive walled gardens that provide both privacy and charm, the property features a generous layout ideal for flexible living.

The accommodation includes a welcoming sitting room, dining room, garden room, utility room and a well-appointed kitchen/breakfast room. Two spacious ground floor double bedrooms each have fitted wardrobes and en-suite facilities, while the first floor offers a light-filled triple-aspect bedroom, a shower room and an additional office/studio, ideal for working from home or creative pursuits. The flexible first floor accommodation could be reconfigured to provide further bedroom and bathroom accommodation (subject to planning consents).

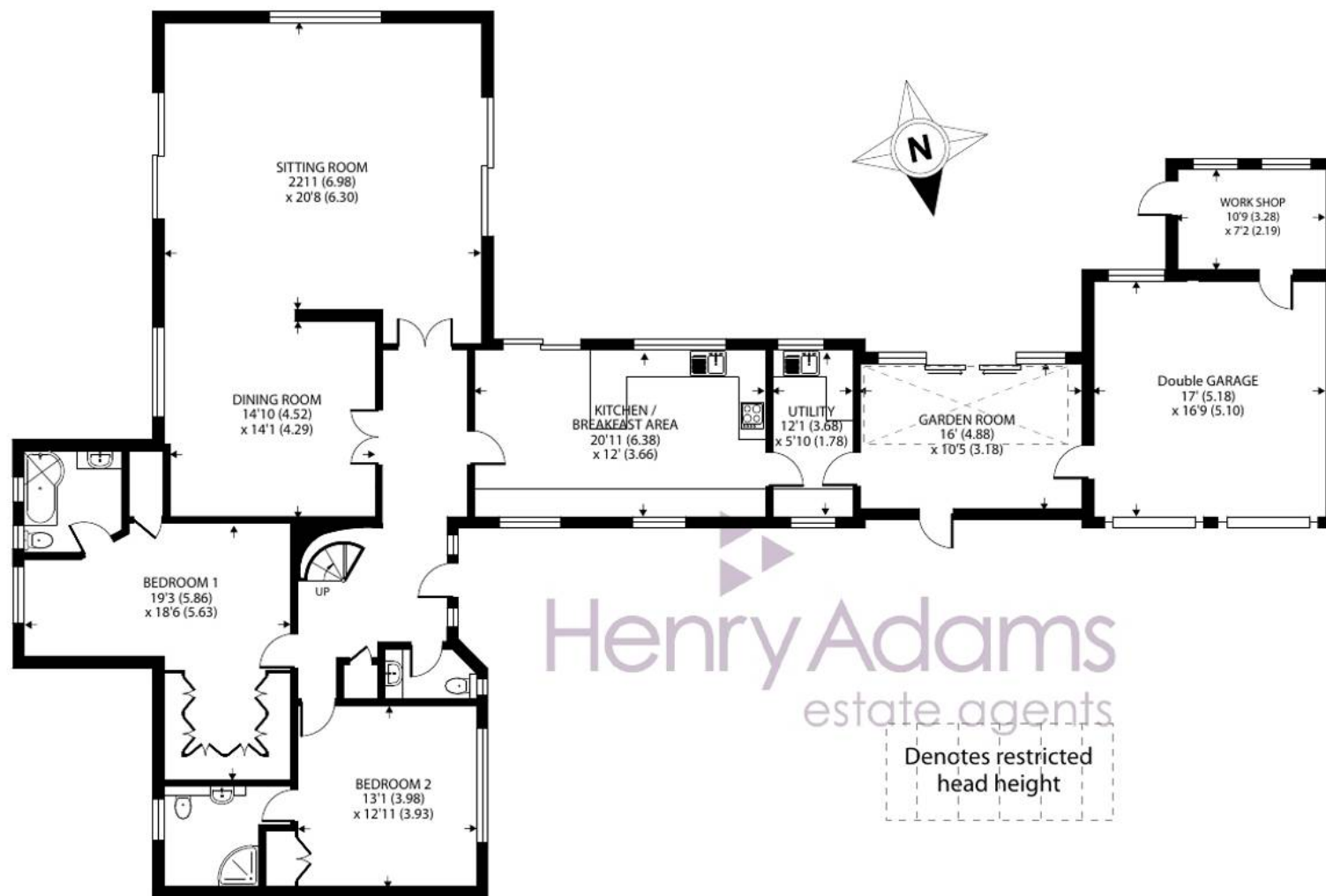
A double garage with an electric door and an attached workshop adds to the practicality of this unique home.

Offered with no onward chain for a smoother purchase, this is an outstanding opportunity to secure a distinctive property in tucked-away location.

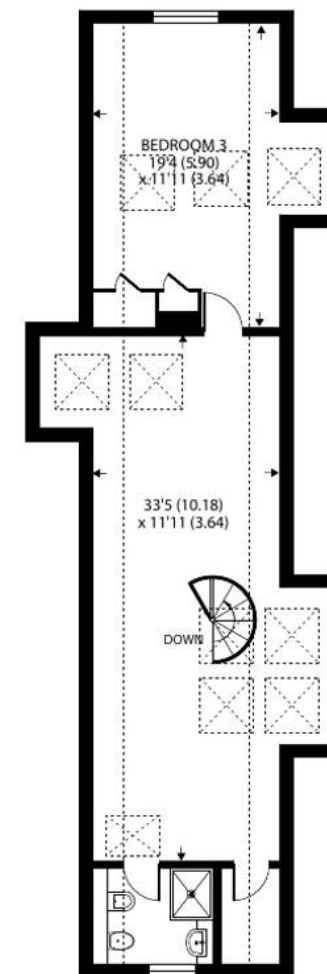








GROUND FLOOR



FIRST FLOOR

Mead Court, Barnham Road, Eastergate, Chichester, PO20 3RP

Approximate Area = 2516 sq ft / 233.7 sq m

Limited Use Area(s) = 306 sq ft / 28.4 sq m

Garage = 284 sq ft / 26.3 sq m

Workshop = 77 sq ft / 7.1 sq m

Total = 3183 sq ft / 295.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Henry Adams. REF: 1333075

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 doctor's 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. Nearby there is horse racing 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 including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at Littlehampton, Bognor and 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 the end and at the mini roundabout take the first exit signposted to Barnham. Immediately on your right you will see the entrance to the Eastergate Parish Sportsfield/Cricket Club and the driveway to Mead Court. what3words – consented.tint.comet

Arun District Council – 25/26 Tax Band F £2,883.79 EPC–C





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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.