



3 Westergate Wood Cottages, Level Mare Lane, Eastergate, PO20 3SB

Guide Price £450,000

3 Westergate Wood Cottages, Eastergate

A rare opportunity to purchase an end of terrace cottage requiring modernisation.

- End of terrace cottage
- Scope to extend (STPP)
- Semi-rural location
- Two reception rooms & conservatory
- Private garden
- Two allocated parking spaces

Situated in a secluded and picturesque semi-rural setting, this two-bedroom end terrace cottage presents a rare opportunity for those seeking a property with excellent potential for modernisation and improvement. Nestled on the outskirts of Chichester, this charming residence offers a tranquil retreat while still being conveniently located just five miles from the town centre.

The property boasts ample scope for extension, subject to obtaining the necessary planning permissions, making it an attractive proposition for those looking to create their dream home in a sought-after location.





Upon entering the residence, there is an entrance hall leading to a sitting room. An inner hall flows into a separate dining room, and the kitchen. Additional features include a conservatory with underfloor heating, perfect for enjoying the garden, and a convenient wet room.

The first floor comprises a dual aspect principal bedroom, a second bedroom, and a bathroom complete with a classic rolltop bath, adding a touch of elegance to the space. The property also benefits from two allocated parking spaces, ensuring convenience for residents and guests alike.

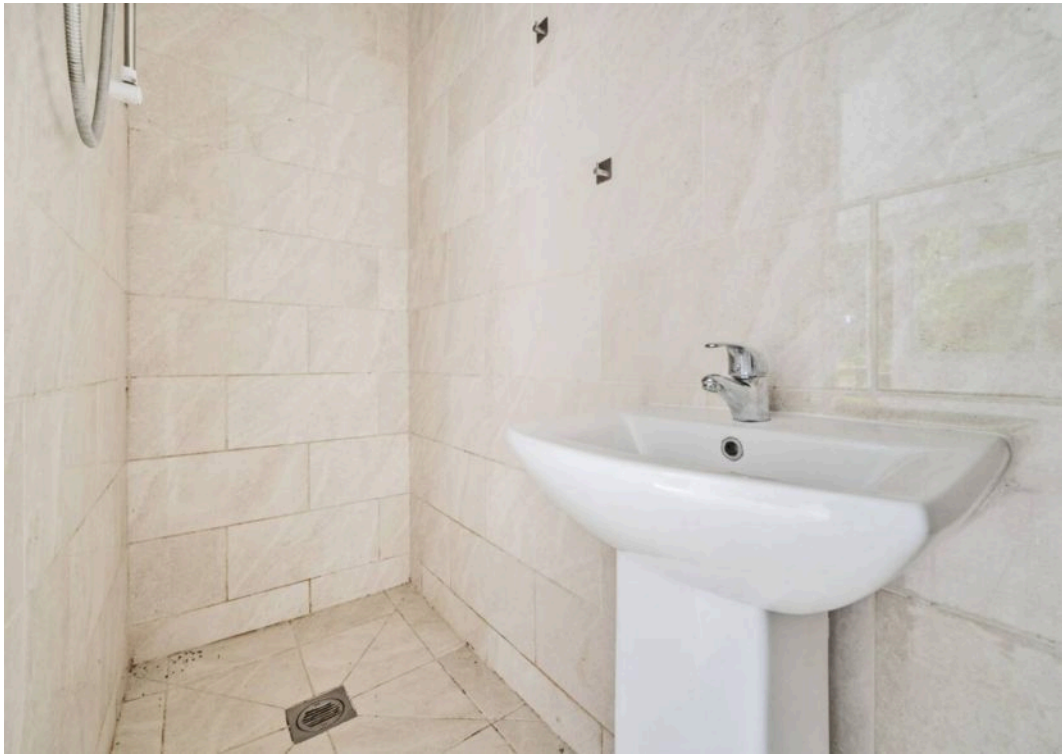
The garden, which wraps around the property, is mainly laid to lawn, creating an ideal space for outdoor activities and al fresco dining. Beyond the garden, a woodland area provides a sense of seclusion and privacy.

A new private waste treatment centre was installed Summer 2025. The maintenance costs to be equally apportioned between the three cottages. The area shaded in pink on the plan is to be equally owned and maintained (shared cost) by the three cottages.

N.B. The solar panel tariff is available via separate negotiation.

Arun District Council - 25/26 Tax Band D £2,360.96





Ground Floor

Approx. 57.4 sq. metres (617.6 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



Total area: approx. 100.2 sq. metres (1078.2 sq. feet)

Location - Situated within the parish of Aldingbourne, 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. Continue for 0.65 of a mile and turn right onto a private drive and the cottages are on the right after a short distance. what3words - [conquest.pods.mobile](https://www.what3words.com/conquest.pods.mobile)

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.

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