



# FLINTSTONES

Barnham Road, Eastergate, PO20 3RT

Guide Price: £675,000 Freehold



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## PROPERTY SUMMARY

Set in the popular village of Eastergate, just a short distance from Barnham's shops, amenities, and mainline station, Flintstones is a well-presented detached family home offering generous living space, a landscaped garden, and excellent outbuildings.



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## ACCOMMODATION

The property provides versatile accommodation arranged over two floors. On the ground floor, a welcoming reception hall leads to a bright and spacious sitting room and a further reception room/study, ideal for family living or home working. The heart of the home is the large open-plan kitchen and dining room, beautifully designed with a central island, integrated appliances, and a sociable dining area, with large roof lantern, perfect for entertaining.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, shower room ensuite and access to a private balcony. There is also a stylish family bathroom.

Outside, the garden offers a delightful combination of lawn and seating areas, ideal for outdoor dining and relaxation. The property also benefits from a well-equipped gym, a useful garden shed, and a double garage providing excellent storage and additional parking.



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# FLOOR PLAN

## Flintstones, Barnham Road, PO20 3RT

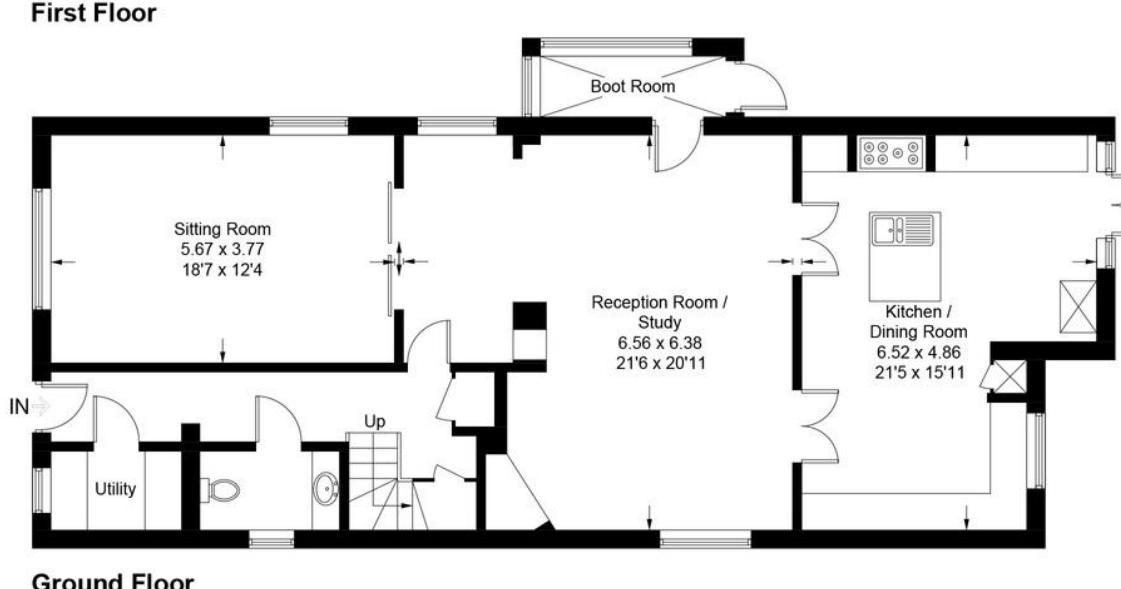
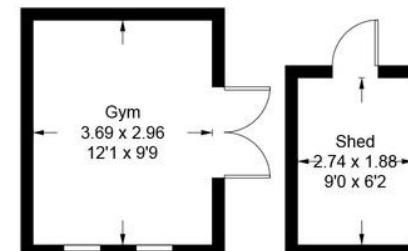
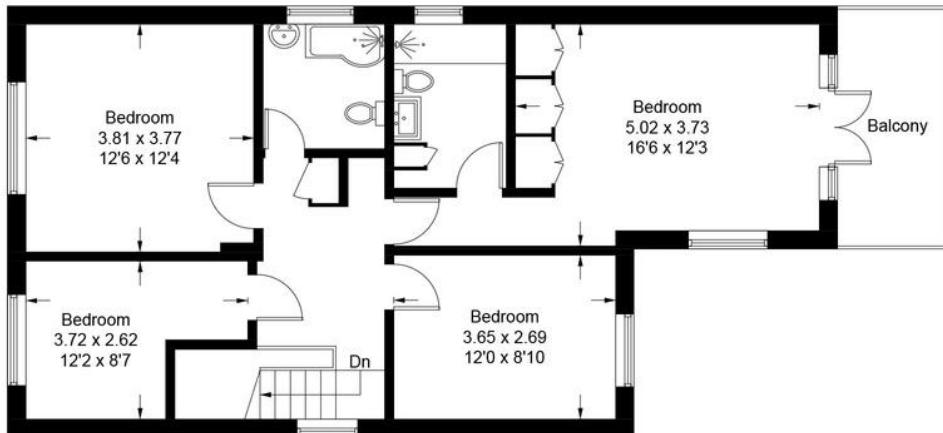
Approximate Gross Internal Area = 187.2 sq m / 2015 sq ft

Outbuildings = 49.2 sq m / 529 sq ft

(Including Garage)

Total = 236.4 sq m / 2544 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2025. (ID1239696)

# LOCATION

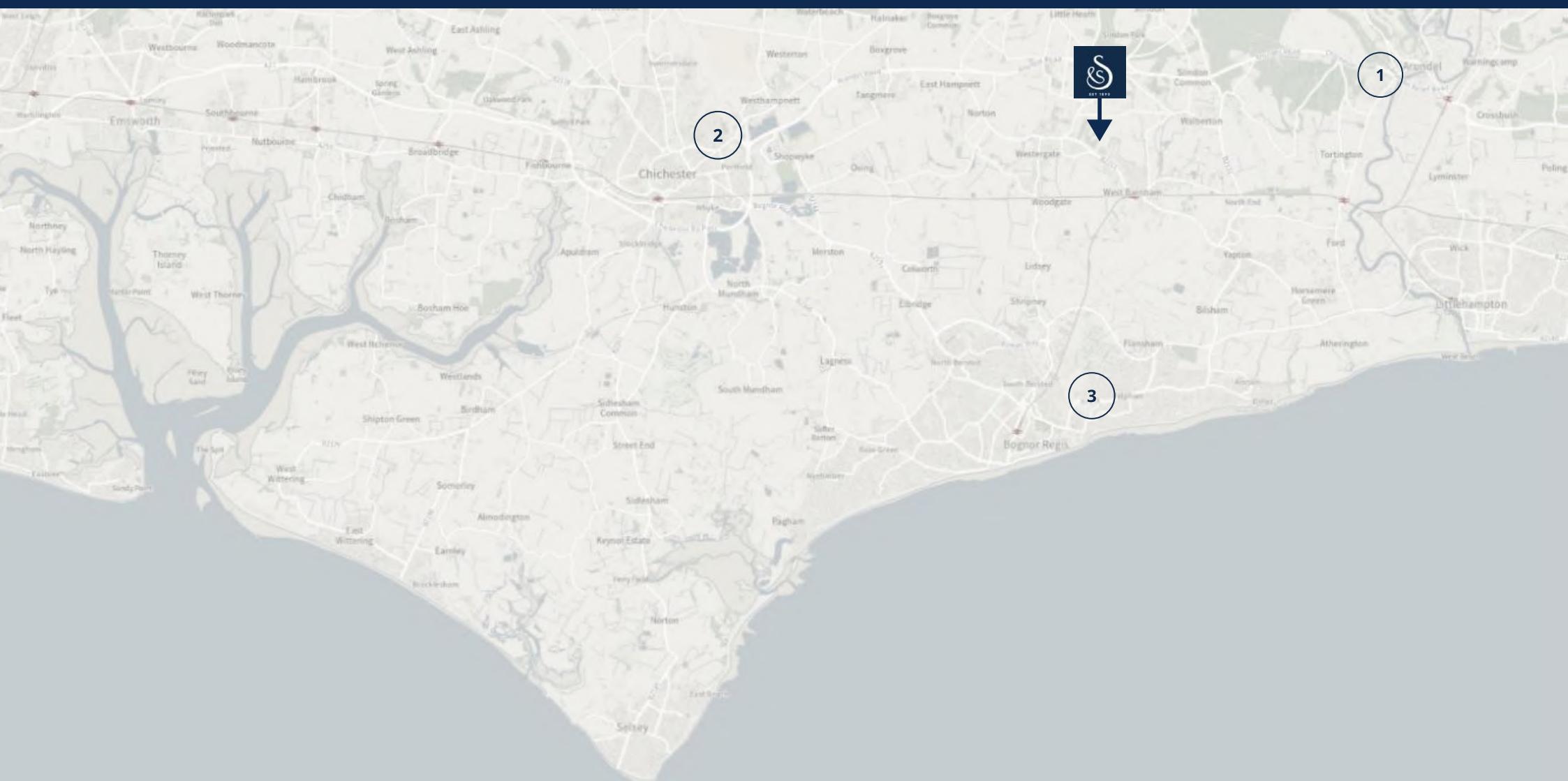
Eastergate is a popular village within easy reach of Chichester, the South Downs National Park, and the coast. The area is well-regarded for its semi-rural charm, while still offering convenient access to road and rail links. The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Nearby attractions include the Goodwood Estate with its world-renowned racecourse, motor circuit, and golf courses; the South Downs National Park with a wealth of walking, cycling, and riding routes. Excellent hacking is available throughout the local area, with bridleways and quiet lanes connecting to nearby countryside and the wider South Downs.



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## LOCAL AREA

1 Arundel

2 Chichester

3 Bognor Regis



what3words: //corkscrews.aliens.underway

- Tenure: Freehold
- Services: Mains gas, electricity, water and drainage.
- Local Authority: Arun District Council
- Council Tax Band: Band F
- Energy Rating: Band C



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