



# Oakside

Old Rectory Drive, Eastergate, Chichester, West Sussex PO20 3XH

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS





# Oakside

Old Rectory Drive, Eastergate

A superbly appointed spacious 4 bedroom detached house with particularly versatile accommodation, including a ground floor annexe, set on a wide plot with delightful enchanting gardens and grounds, in all approx. 0.3 acres, located in a quiet cul-de-sac in the heart of the village, with lovely country walks nearby.



Wonderful sailing and walks at Chichester harbour

## PROPERTY

Reception Hall, Study, Cloakroom, Utility Room  
Superb Kitchen  
Dining Room open plan  
Sitting room with fireplace  
Garden Room

Attached Annexe accessed from house

Comprising: Sitting Room, Double Bedroom 4  
Shower room/wc, Separate wc

Entrance Lobby with independent front door  
First floor Landing

Further 3 Double Bedrooms, 2 Bathrooms (one en-suite)

## OUTSIDE

Beautifully landscaped enchanting gardens  
Ample parking for at least 4 vehicles  
Space for Garage subject to planning consent

**In all, set in about 0.3 acres**

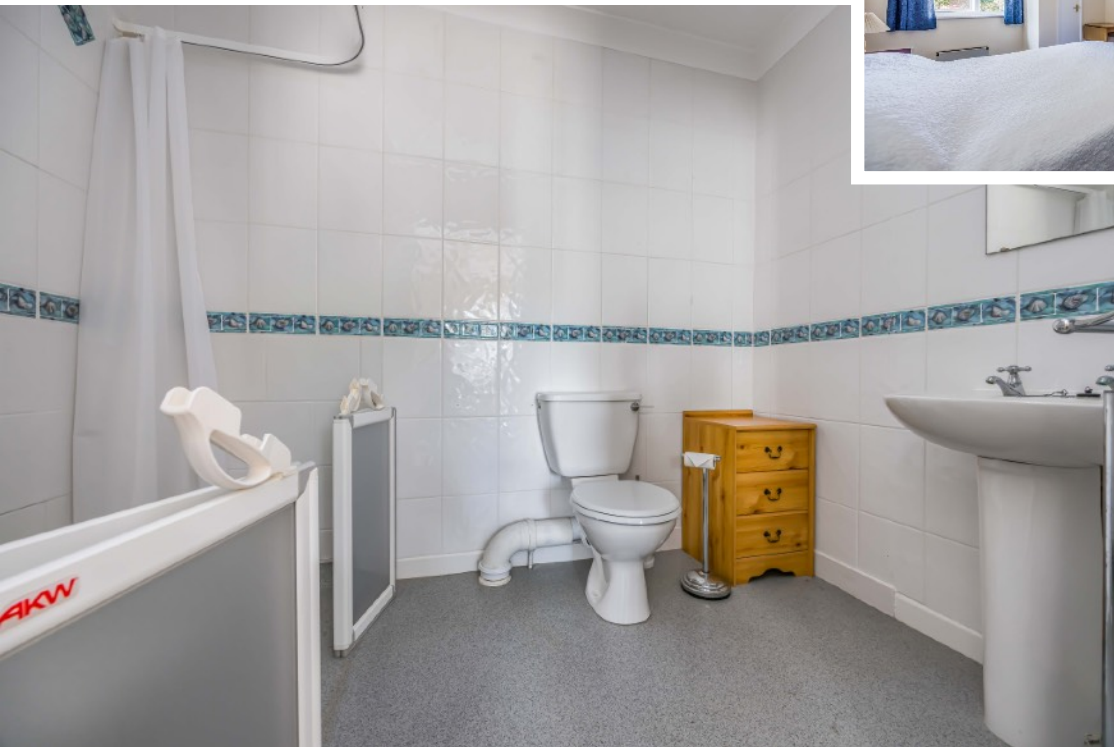
## THE PROPERTY

Oakside is a superbly appointed individually designed detached house with a light and airy atmosphere throughout and versatile accommodation including an attached annexe. The property is well situated in the heart of the popular village of Eastergate and is approached from a leafy country lane leading into the cul-de-sac at Old Rectory Drive and Oakside is set in lovely grounds with an enchanting south facing garden, in all about 0.3 acres. Upon entering the house there is an impressive reception hall with doors leading to a superb double aspect kitchen with an excellent range of wall and base units with worktops and a range of built in appliances with an oven and hob. From the reception hall a door leads into the study with a fine range of built-in wall and base cupboards and a further door from the hall lead to a cloakroom/wc and a door leads into a spacious dining room open plan to the L-shaped sitting room a bay window overlooking the rear garden and featuring fireplace and glazed doors lead into a delightful double aspect garden room with lovely views. From the hall a door leads into the utility room, which has another door leading into the Annexe comprising a sitting room with a door onto the rear garden, a shower room, storage cupboard and a door from the sitting room leads into the double bedroom 4 with a separate cloakroom/wc and a door into the front entrance lobby with a door with independent access to the front of the house. From the reception hall a staircase rises to the landing with doors leading to three double bedrooms all with built-n wardrobes and there are two bathrooms one of which is en-suite.

**Gardens and grounds are beautifully kept with a lovely sunny south facing aspect**

















### **EASTERGATE village**

Eastergate is a well established village with an excellent range of facilities including, a village store and post office, restaurant and village pub as well as a doctor's surgery, village hall and Church, local cricket club, primary and secondary schools. Within easy reach about a mile north there is horse racing at Fontwell Race Course and about 2.5miles Avisford Park Golf Club. There is an excellent transport link at the nearby village of Barnham less than a mile away, which has a mainline station rail link direct to London Victoria and a rail link service to Chichester and Portsmouth Grammar school.

### **CHICHESTER & ARUNDEL**

The City was founded by the Romans during the first century AD and has a comprehensive shopping centre accessed through level pedestrianised areas leading to the beautiful ancient Chichester Cathedral founded during 1075. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: The award winning Pallant House Gallery and Chichester Festival Theatre. There are a number of schools between Chichester and Arundel including: University of Chichester, Bishop Luffa, Oakwood, Prebendal, Dorset House School, Great Ballard, Slindon College, Seaford College and Westbourne House. Arundel is renowned for its incredible Castle and beautiful Cathedral, in addition to its Georgian architecture and variety of antique shops. There are a wide choice of restaurants and cafe's with everyday shopping facilities, independent shops, galleries and museums. The River Arun winds its way through the town and leads to the edge of Bury and through nearby Amberley Village which has a nature reserve Amberley Wild Brooks and Amberley Castle Country Hotel. The surrounding countryside of The South Downs National Park has many miles of foot and bridle paths and sailing amenities at Chichester Harbour and at Littlehampton. Further places of interest include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Fishbourne Roman Palace, Stansted Park House, Petworth House and Goodwood House, Amberley Museum & Heritage Centre and the Arundel Wildfowl and Wetland Centre.

## GARDENS & GROUNDS

Oakside is approached from a delightful cul-de-sac leading a brick paved driveway flanked by neatly kept level lawns with shrubs, hedges and trees leading to the house. There is plenty of parking for several vehicles and space to the right hand side of the house for a garage or carport subject to planning permission. To the rear of the house there is a wonderful enchanting well established particularly private garden, ideal for entertaining with a lovely leafy outlook from the garden terrace, which leads on to a large expanse of superbly kept lawns with trees, shrubs and flower beds.

**In all, set in about 0.3 acres**





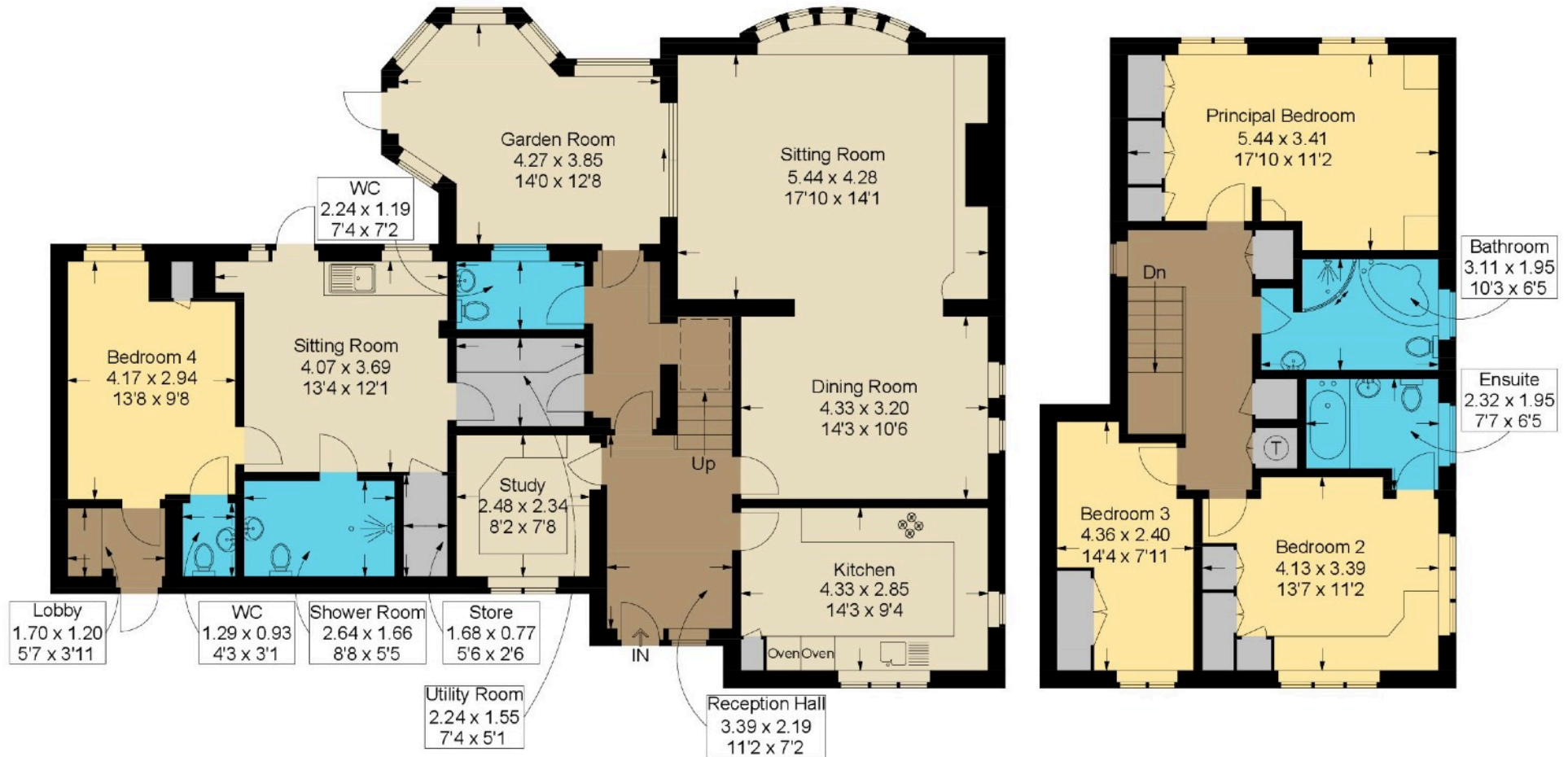
### COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle, Fishbourne Roman Palace, Stansted Park House, Petworth House and Goodwood House.



# Oakside, Old Rectory Drive, Eastergate, PO20 3XH

Approximate Gross Internal Area = 198.6 sq m / 2138 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 1.0 sq m / 10 sq ft  
 Total = 199.6 sq m / 2148 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



Goodwood Revival



Chichester Marina



**COMMUNICATION TRAVEL LINKS**

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and Barnham to London/Victoria (90mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

**SERVICES:** Mains electricity, water, gas and drainage.

**Tenure:** Freehold

**Council Tax Band:** G Year 2026/27 £4,137.20 **EPC Rating:** D

**LOCAL AUTHORITY:** Arun District Council: 01903 73750



West Wittering beach

**Brochure:** Reproduction only allowed with Authors written consent

**Viewing by Appointment**

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

[www.michaelcornish.co.uk](http://www.michaelcornish.co.uk)

**DISCLAIMER NOTICE:** MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959





Michael  
Cornish

PROPERTY SALES & ACQUISITIONS