

20 Riggs Lane, Eastergate, PO20 3AS

Guide Price £465,000

Henry Adams
estate agents

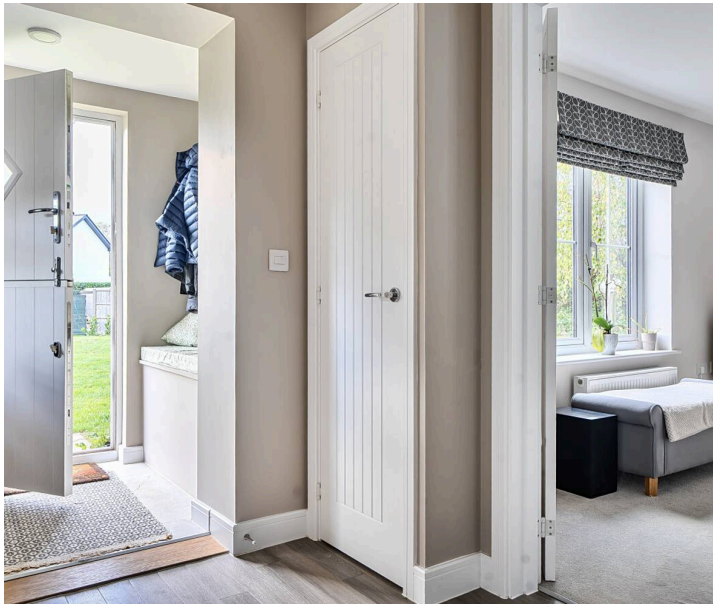
20 Riggs Lane, Eastergate

A detached family home enjoying a particularly desirable private position on a popular village development.

- Superb four-bedroom contemporary family home, built in 2022
- Immaculately presented throughout with bright, spacious accommodation
- Positioned at the end of a small cul-de-sac
- Popular development within Eastergate village
- Spacious dual-aspect sitting room
- Impressive triple-aspect kitchen/dining room
- Separate utility room and ground floor cloakroom
- Principal bedroom with en-suite shower room
- Professionally landscaped rear garden
- Private driveway and detached single garage
- Remainder of NHBC Buildmark warranty

A superbly presented, bright and spacious four-bedroom family home, offering stylish contemporary living in a particularly desirable position within the popular Peckham Chase development. Occupying a south-western corner plot at the far end of a small cul-de-sac, this attractive home provides an excellent environment for modern family life, with generous living spaces, a well-appointed kitchen/dining room and a beautifully landscaped rear garden. Built in 2022, the property also benefits from the remainder of its NHBC Buildmark warranty and is conveniently situated within the village of Eastergate.

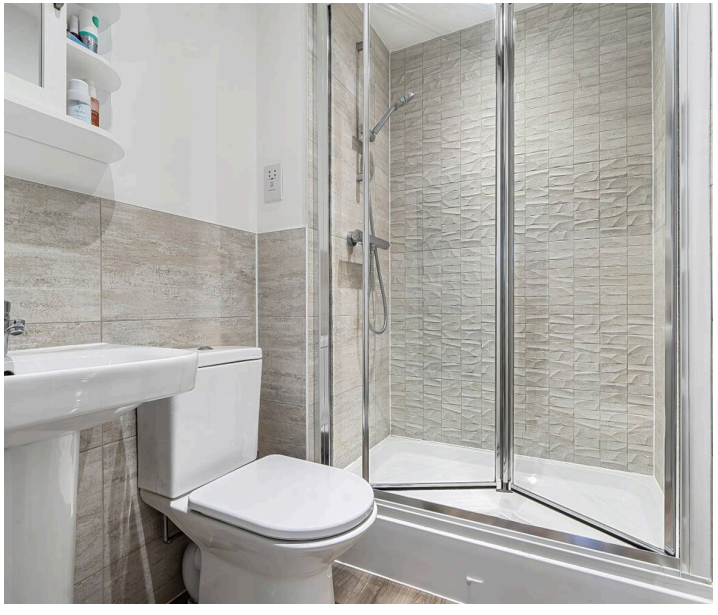












The welcoming entrance hall leads to a cloakroom and a lovely dual-aspect sitting room, providing a comfortable space for the family to relax together, with French doors opening directly onto the rear garden.

The impressive triple-aspect kitchen/dining room forms the natural hub of the home, offering plenty of space for everyday family dining, entertaining and socialising. It is fitted with a comprehensive range of stylish white-fronted units, contrasting mid-grey work surfaces and a breakfast bar. Integrated appliances include an electric double oven, gas hob, cooker hood, dishwasher and fridge freezer. A separate utility room provides useful additional storage, an integrated washing machine and an external door.

On the first floor are four bedrooms, providing flexibility for growing families, guests or those requiring a dedicated home-working space. The principal bedroom benefits from its own en-suite shower room, complemented by a family bathroom serving the remaining bedrooms.

The rear garden has been professionally landscaped by the present owners to create an attractive and enjoyable outdoor space, with curved, paved patio areas and a neatly maintained central lawn – ideal for children to play, family gatherings and summer entertaining. To one side, a private driveway provides off-road parking and leads to a detached, well-proportioned single garage.

Arun District Council - 26/27 Tax Band E £3,033.95 EPC-B








MAYSEY



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Approximate Area = 1242 sq ft / 115.3 sq m
Garage = 209 sq ft / 19.4 sq m
Outbuilding = 53 sq ft / 4.9 sq m
Total = 1504 sq ft / 139.6 sq m

For identification only - Not to scale

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 - 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 near the end and before the mini roundabout turn right into Peckham Chase. At the 't' junction turn left and at the next junction turn left into Buckle Mead. Continue left into Riggs Lane and number 20 is at the end. What3words - lunge.thanks.siblings

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk





