



# Heathfield

Barnham Road, Eastergate, Chichester, West Sussex PO20 3RS

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS

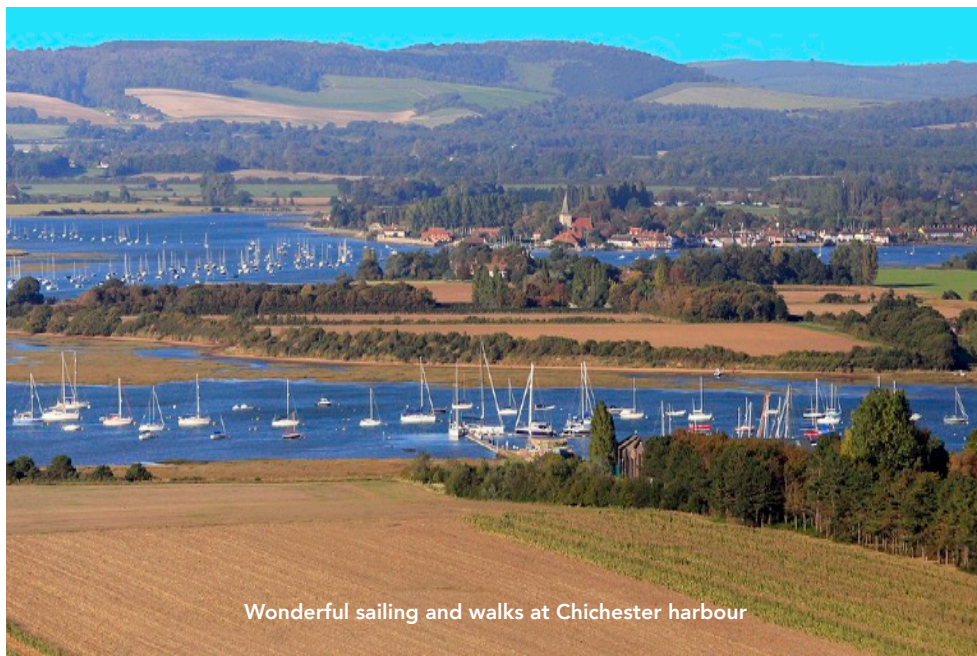




# Heathfield

Barnham Road, Eastergate

A superbly appointed detached house of immense charm and character with substantial accommodation, including 5 double bedrooms and 3 bathrooms, on a generous plot with a delightful south facing rear garden, in all set in approx. 0.23 acres, located within easy reach of amenities and lovely countryside nearby.



Wonderful sailing and walks at Chichester harbour

## PROPERTY

Reception Hall  
Study, Cloakroom/wc  
Superb Kitchen/Breakfast Room  
Inner Lobby, Utility Room  
Large Dining Room dual aspect fireplace  
Sitting Room with dual aspect fireplace

Large Landing plenty of natural light  
5 Double Bedrooms  
3 Bathrooms (two en-suite)

## OUTSIDE

Delightful landscaped garden southerly aspect  
Ample parking for about 4 vehicles and Garage

**In all, set in about 0.23 acres**

## THE PROPERTY

Heathfield is a substantial and well appointed detached house of immense charm and character, cleverly extended in recent years to provide versatile family accommodation of approximately 2,410 sqft with a light and airy atmosphere throughout. The property is well situated in the heart of the popular village of Eastergate with a southerly facing rear garden, in all set in grounds of about 0.23 acres. Upon entering the house there is an impressive spacious reception hall with doors leading to a superb double aspect large dining room, a separate study, a large sitting room and a superb kitchen/breakfast room with an excellent range of wall and base units and a range of appliances, worktops and a superb three oven Aga range cooker. A door leads into a lobby with a door into the garage and another door into the large utility room with a range of units and space for appliances. From the reception hall a staircase rises to the large landing with plenty of natural light and doors leading to five double bedrooms and there are three bathrooms two of which are en-suite.

**Delightful rear garden with leafy outlook  
and a sunny southerly 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

Heathfield is approached from a road leading up to wide driveway with parking space for several vehicles leading to a garage. To the rear of the house there is a superb well established southerly facing rear garden with extensive decking, ideal for entertaining, which leads on to a large expanse of superbly kept lawns with trees and shrubs with a lovely leafy outlook.

**In all, set in about 0.23 acres**



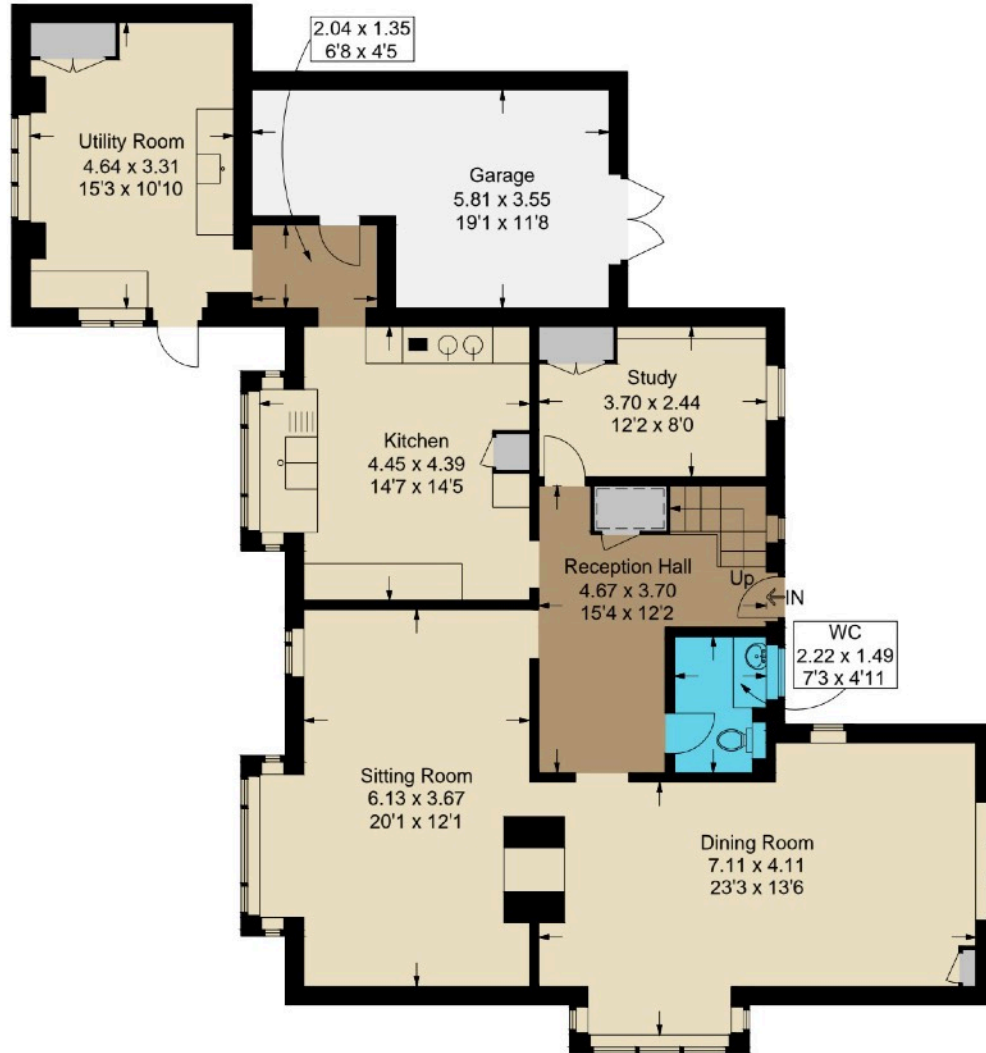


### COASTAL & COUNTRY PURSUITS

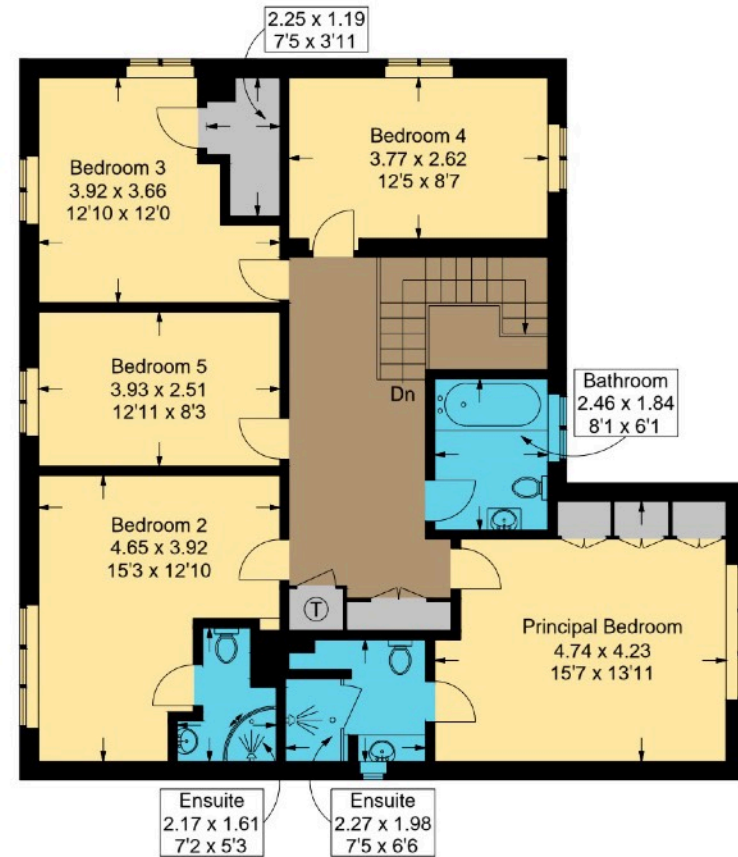
Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding 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.

# Heathfield, Barnham Road, Eastergate, PO20 3RS

Approximate Gross Internal Area = 242.3 sq m / 2609 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 0.7 sq m / 7 sq ft  
 Total = 243 sq m / 2616 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



Heathfield  
Approx.  
0.23acres



### 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:** F Year 2026/27 £3,585.57 **EPC Rating:** tbc

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



West Wittering beach

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

### Viewing by Appointment

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