



14 The Steps, Eartham - PO18 0LN

Guide Price £750,000



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14 The Steps

Eartham, Chichester

An attractive and characterful semi-detached house with a separate one-bedroom annexe, double garage and generous gardens, occupying an elevated setting just south of Eartham.

- Delightfully tucked-away setting within the South Downs National Park
- Attractive character home just south of sought-after Eartham
- Stunning garden room with vaulted ceiling and exposed flint wall
- Characterful sitting room with wood-burning stove
- Excellent reception space for family living and entertaining
- Attractive gardens enjoying a peaceful countryside outlook
- Substantial double garage with generous storage
- Conveniently placed for Chichester and the Goodwood Estate
- One-bedroom annexe with Airbnb and Goodwood letting potential





Accommodation

Nestled within the South Downs National Park, 14 The Steps occupies an elevated and delightfully tucked-away position just to the south of the sought-after village of Eartham.

This attractive semi-detached house offers spacious, full of character and highly versatile accommodation. The ground floor includes a comfortable sitting room with a wood-burning stove, opening into an impressive garden room with a vaulted timber ceiling, exposed flint feature wall and views over the garden.

A separate dining room provides additional entertaining space, while the well-fitted kitchen is complemented by a practical boot room and utility room. Together, the reception rooms create a flexible and welcoming home ideally suited to family living and entertaining.



On the first floor are three bedrooms served by a family bathroom, the principal bedroom with ensuite enjoying a pleasant outlook over the grounds.

Separate from the main house is a useful one-bedroom annexe with its own bathroom, offering excellent guest accommodation and Airbnb or Goodwood letting potential.

The property also benefits from a substantial double garage with inspection pit providing generous parking and storage.

Outside, the property enjoys attractive gardens and grounds within a peaceful countryside setting.





one bedroom annexe

The property is situated just to the south of Eartham, a picturesque and highly regarded village within the South Downs National Park, approximately six miles northeast of Chichester. The surrounding countryside and woodland provide excellent opportunities for walking, cycling and enjoying the South Downs.

The cathedral city of Chichester offers an extensive range of shops, restaurants, cultural attractions and leisure facilities, together with a mainline railway station providing services to London Victoria, Portsmouth and Brighton. The Goodwood Estate, renowned for its horse racing and internationally celebrated motor events, is also within easy reach.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





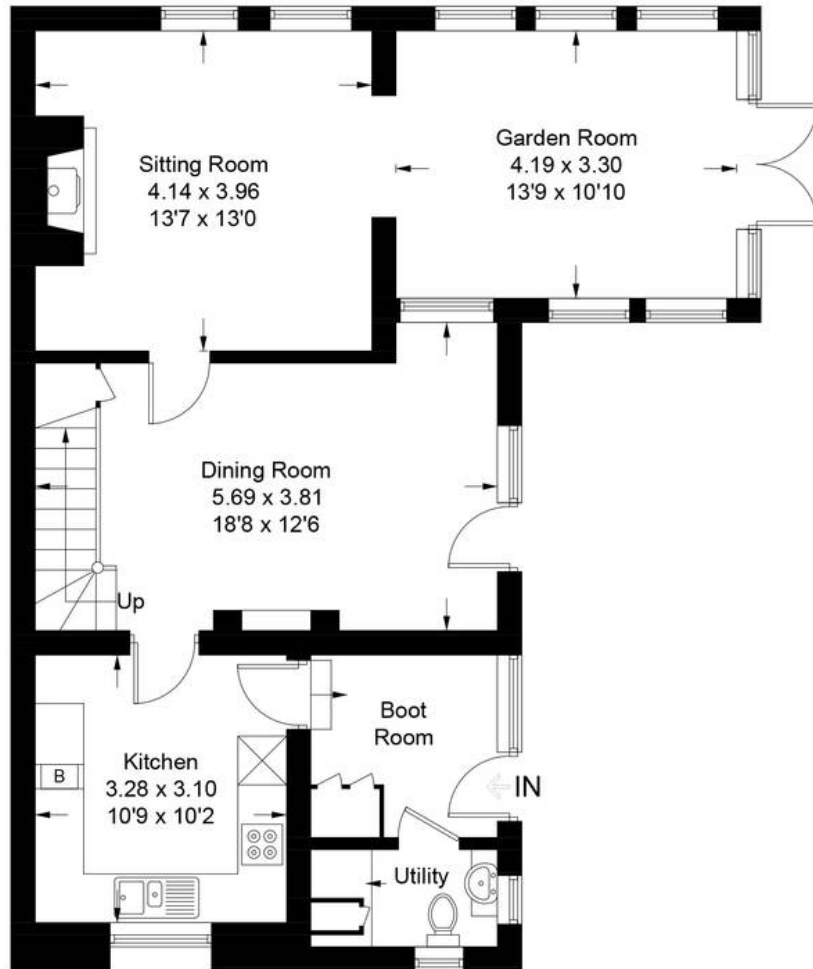


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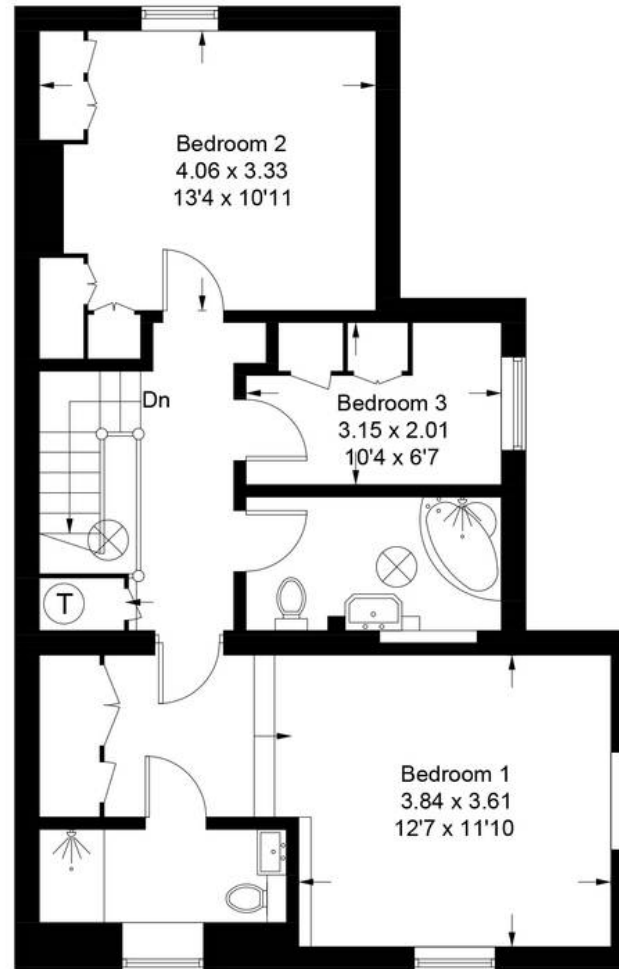
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Approximate Gross Internal Area = 136.3 sq m / 1467 sq ft
Double Garage / Annexe = 40.6 sq m / 437 sq ft
Total = 176.9 sq m / 1904 sq ft

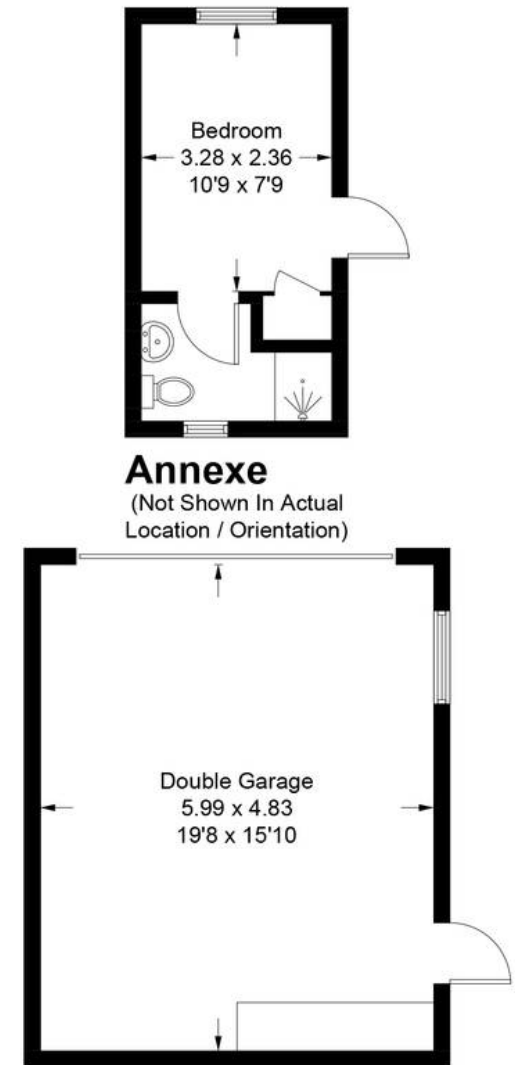
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Ground Floor



First Floor



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 2026. (ID1330038)



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