



OVER 60?

Secure this property
for up to **59% less!**

Price

£495,000

Freehold

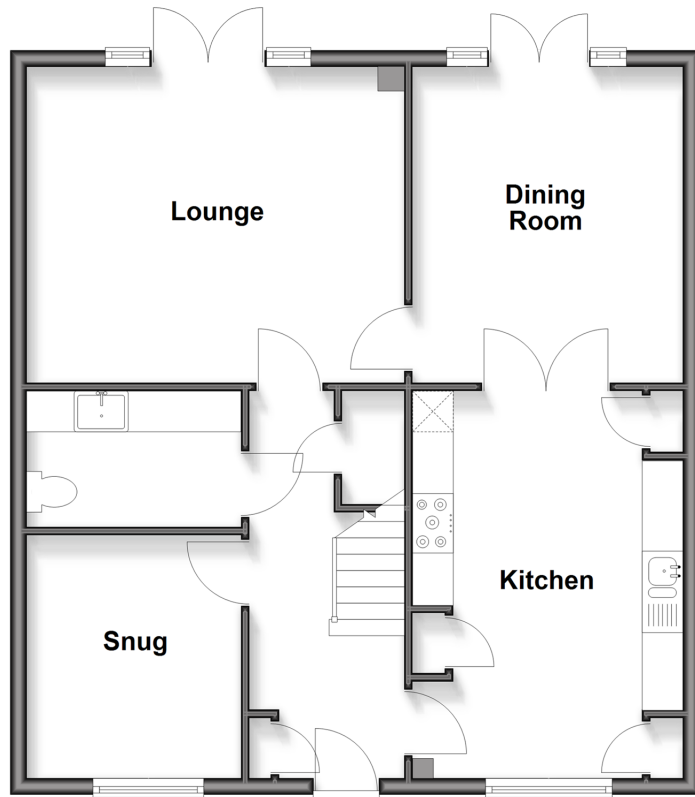
4x  2x  3x 

**Squires Grove,
Eastergate, Chichester,
West Sussex, PO20**

cubitt & west
Helping you move forwards

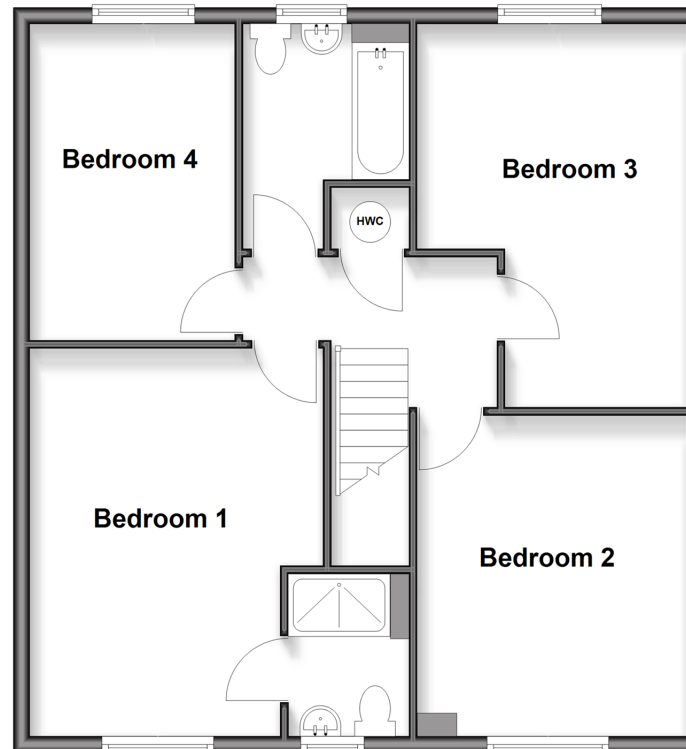
Ground Floor

Approx. 70.4 sq. metres (758.1 sq. feet)



First Floor

Approx. 75.0 sq. metres (807.3 sq. feet)



Outbuilding

Approx. 19.3 sq. metres (208.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Snug: 9'10 x 8'8 (3.00m x 2.64m)

Utility/ Cloakroom : 8'6 x 5'4 (2.59m x 1.63m)

Lounge : 15'6 x 12'9 (4.73m x 3.89m)

Dining Room : 12'9 x 10'7 (3.89m x 3.23m)

Kitchen: 15'7 x 10'10 (4.75m x 3.30m)

FIRST FLOOR

Landing

Bedroom 1: 16'0 x 11'9 (4.88m x 3.58m)

En Suite Shower Room: 6'6 x 4'10 (1.98m x 1.47m)

Bedroom 2: 13'10 x 10'10 (4.22m x 3.30m)

Bedroom 3: 15'6 x 10'11 (4.73m x 3.33m)

Bathroom : 9'0 x 6'7 (2.75m x 2.01m)

Bedroom 4: 12'6 x 8'3 (3.81m x 2.52m)

OUTBUILDING

Garage : 20'11 x 9'11 (6.38m x 3.02m)

OUTSIDE

Driveway

Front Garden

Rear Garden with Patio Area



Main features

- Immaculately presented generous family detached house built in 2019
- 3 reception rooms offering flexible layout that is ideal for families and those working from home
- Beautifully landscaped garden, carefully designed to create a stunning retreat
- Ample parking with driveway and garage
- Outstanding primary and secondary schools nearby



Nearest Schools

Primary Schools: Eastergate CofE Primary 0.3 miles, Aldingbourne Primary 0.6 miles, Barnham Primary 1.1 miles
Secondary Schools: Ormiston Six Villages Academy 0.2 miles, St Philip Howard Catholic High School 1.0 miles,



Transport Information

Train Stations: Barnham 1.3 miles, Ford 3.8 miles, Bognor Regis 3.9 miles
Bus Route: 500 to Chichester



Address

Squires Grove, Eastergate, Chichester, West Sussex, PO20



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



EPC RATING
CURRENT: **B(86)** POTENTIAL: **A(94)**

40415512/20250822/IB/DW