



Mariposa, Barnham Road, Eastergate, PO20 3RP

£545,000 Freehold



3 Bedrooms



2 Bathrooms



3 Reception Rooms



Sims Williams

## Key Features

- Detached Family Home in Village Location
- 3 Double Bedrooms
- Additional Outside Home Office/Studio
- Sitting Room & Dining Room
- Modern Fitted Kitchen
- Cloakroom/Utility Room
- En Suite & Family Bathroom
- Secluded South Facing Garden with Gated Access to Village Cricket Ground
- Workshop/Store & Private Driveway

## EPC Rating

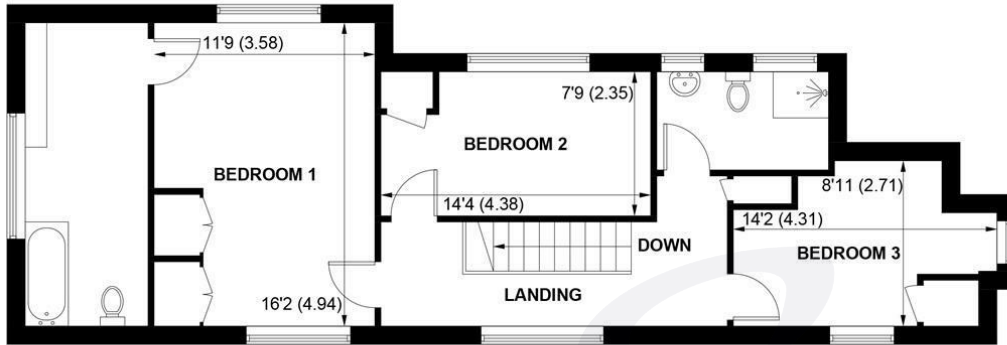
Current = D  
Potential = C

## Council Tax Band

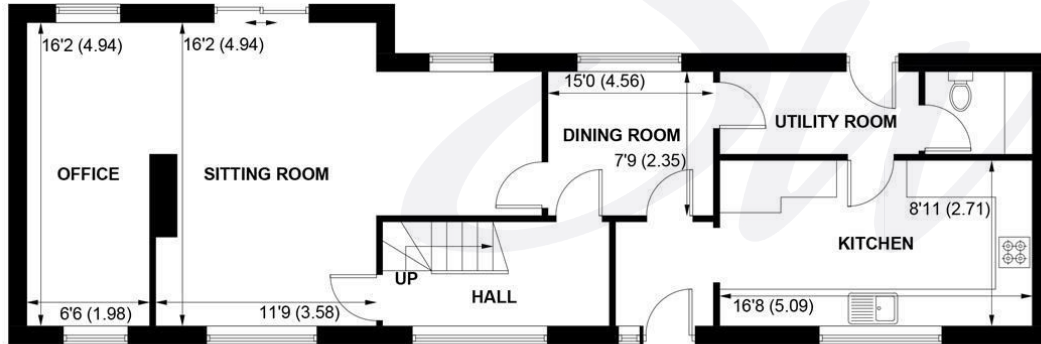
Band = F

## Tenure - Freehold

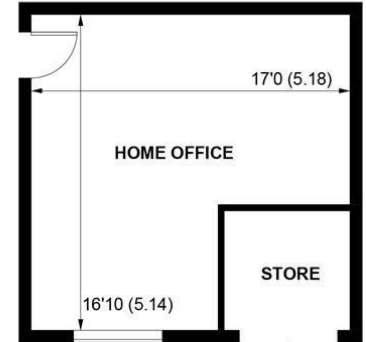




**FIRST FLOOR**



**GROUND FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1731 SQ FT / 160.9 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams



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#### CHICHESTER

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#### WALBERTON

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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.