



Easter Cottage, Old Dairy Lane, Norton, PO20 3AF

Guide Price £595,000 Freehold



3 Bedrooms



3 Bathrooms



4 Reception Rooms



Sims Williams

## Key Features

- Stylishly Designed Barn-Style Home
- Feature Kitchen/Dining/Family room
- Orangery With Under-Floor Heating
- Three Bedrooms
- Two Ensuites & Further Shower Room
- Studio/Guest Accommodation
- South West Facing Garden
- Driveway Parking for 4 Cars
- Chain Free Sale

## EPC Rating

Current = D

Potential = B

## Council Tax Band

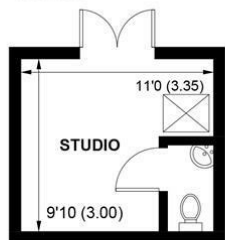
Band = C

## Tenure - Freehold

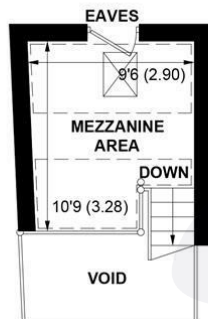




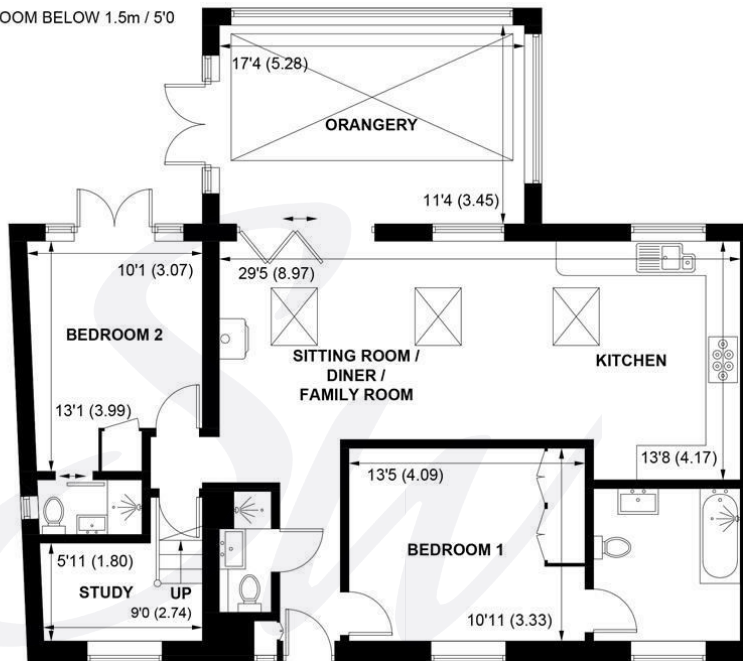
 = REDUCED HEADROOM BELOW 1.5m / 5'0"



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**FIRST FLOOR  
(MEZZANINE)**



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1238 SQ FT / 115.0 SQ M**

**(INCLUDING MEZZANINE / EXCLUDING VOID)**

**STUDIO = 108 SQ FT / 10.0 SQ M**

**TOTAL = 1346 SQ FT / 125.0 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**

**Produced for Sims Williams**



[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

---

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

---

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

---

8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

---

46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

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.