



3 Westergate Wood Cottages Level Mare Lane, Eastergate - PO20 3SB

Guide Price £495,000



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3 Westergate Wood Cottages Level Mare Lane

Eastergate, Chichester

A two-bedroom semi-detached cottage in a quiet rural setting, offered for modernisation. Character features include exposed brick fireplaces, a large conservatory, and paddock views to the rear.

- Semi-detached cottage in a secluded rural location surrounded by fields and woodland
- Approximately 1.74 acres of level, well-fenced pasture bordered by established woodland and mature trees, offering potential for equestrian use, smallholding or amenity land
- Solar panels generating a feed-in tariff income, contributing to household running costs (further details available from the agents)
- Large conservatory at 16'2 x 9'2 with French doors to the garden and paddock views beyond
- Sitting room with substantial exposed brick arched fireplace
- Separate dining room with fireplace
- Kitchen with terracotta flooring and adjacent larder/store
- Ground floor shower room with WC
- Two double bedrooms, including a generous room measuring 18'0 x 12'9, which may offer scope to create an additional bedroom, subject to any necessary consents.
- Offered for full modernisation with no onward chain

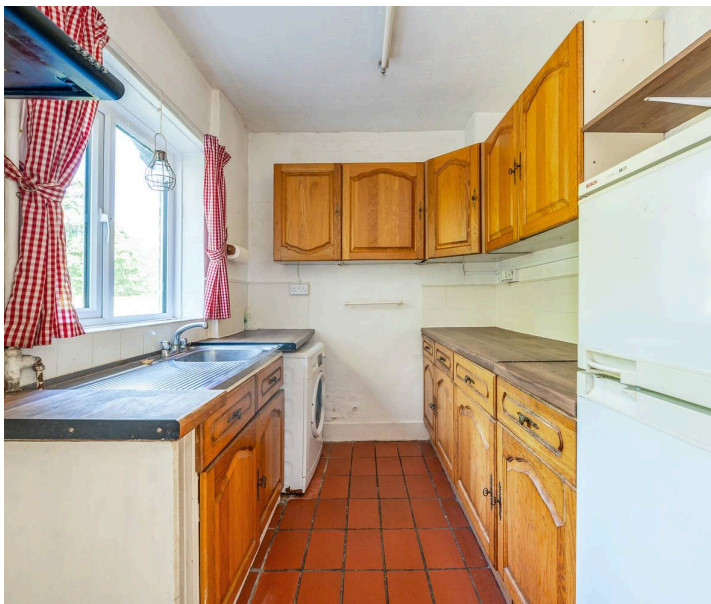




3 Westergate Wood Cottages Level Mare Lane

3 Westergate Wood Cottages is a semi-detached cottage set in a quiet rural location on the West Sussex coastal plain, surrounded by open fields and mature woodland. The property offers two bedrooms and approximately 1,115 sq ft of accommodation across two floors, with a large conservatory to the rear overlooking a garden that backs directly onto paddock land.

The property is also offered with approximately 1.69 acres of level pasture land in addition to the garden which is post-and-rail fenced. The pasture land is bordered on several sides by mature woodland, providing an unusual degree of privacy and a genuine sense of seclusion rarely found this close to Chichester and the coast.



Whilst the property is offered in need of modernisation including kitchen and bathroom updates and redecoration throughout, it represents a genuine project opportunity in a peaceful rural location. The cottage has real character and is well-proportioned, in a genuinely tucked-away setting that is rarely available, with scope for a new owner to update and put their own stamp on the property throughout.



On the ground floor, the sitting room at 13'9 x 12'10 is a good size with a substantial exposed brick fireplace with arched opening — a notable period feature. The dining room at 9'11 x 9'0 has a further fireplace and looks out to the garden. The kitchen at 12'6 x 6'9 has attractive terracotta-tiled flooring, timber-fronted units and a window overlooking the surrounding greenery, with a useful larder/store adjacent; the kitchen would benefit from modernisation. The conservatory at 16'2 x 9'2 is a bright, well-proportioned additional space with tiled flooring, French doors to the garden and views over the paddock beyond. A ground floor shower room with WC is also located off the conservatory — a practical facility particularly useful for families.

On the first floor, Bedroom 1 is a generous double at 18'0 x 12'9, with good proportions and views over the surrounding countryside. The room is large enough to divide into two comfortable double bedrooms, an arrangement already found in the other cottages on the same footprint, which would give three bedrooms to the first floor (prospective purchasers should make their own enquiries regarding any planning or other consents). Bedroom 2 at 10'10 x 9'6 is a comfortable second double. The first floor bathroom has a delightful period bath, though the remainder of the bathroom may benefit from updating.





Outside, the garden wraps around the rear and side of the property, with open paddock views beyond the post-and-rail fenced boundary. The setting is quiet and private, with woodland to one side and open countryside in several directions.

The private drainage system (sewage treatment plant), shared with the adjacent two cottages, has recently been installed and the vendor advises it meets the highest current environmental standards.

Heating is by means of electric storage radiators and the property benefits from solar panels on the south-facing roof, which the current owners advise provide electricity for use within the home and additionally generates feed-in tariff income.

The tariff is understood to be 77p per kWh, with the 25-year term having commenced in 2012, and the owners report receipts of £2,335.53 for the 12 months to December 2025. Prospective purchasers should make their own enquiries and seek independent verification.

Approximately 1.69 acres of level pasture wraps around and extends beyond the cottage, bordered on multiple sides by established woodland and mature trees, providing an exceptional degree of privacy and seclusion.





The ground is level throughout, with post-and-rail fencing to part of the boundary.

Whether retained simply as amenity land and garden, or used for equestrian purposes, a smallholding or kitchen garden and growing (subject to any necessary planning permissions), the land offers genuine flexibility and an outstanding rural outlook for a property of this type.

Prospective purchasers should make their own enquiries regarding any covenants or restrictions relating to the land.



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DATA SERVICES

3 Westergate Wood Cottages

Land A



1 Apps, Jun 2, 2026.
1 contributors

20 m
Scale 1:672 (at A4)

3 Westergate Wood Cottages sits in a quiet rural position on the West Sussex coastal plain, between the villages of Westergate and Fontwell. The immediate setting is secluded, with open farmland and mature woodland on most aspects, giving the property a degree of privacy and rural character that is increasingly difficult to find in this part of the county. The nearby village of Westergate has a local pub, primary school, and everyday amenities, and the larger village of Barnham — with a railway station providing services to Chichester, Bognor Regis, Brighton, and London Victoria — is within easy reach. Chichester city centre is approximately five miles to the east, offering a full range of shops, restaurants, and leisure facilities. The A27 is readily accessible at Fontwell for travel east towards Brighton or west towards Portsmouth. Fontwell racecourse is immediately adjacent, and the South Downs National Park is a short drive to the north. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





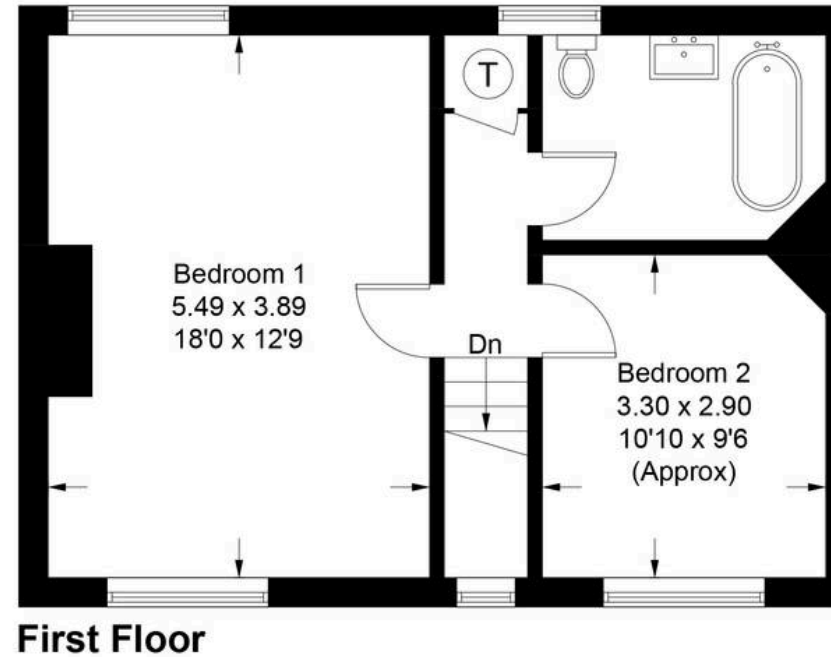
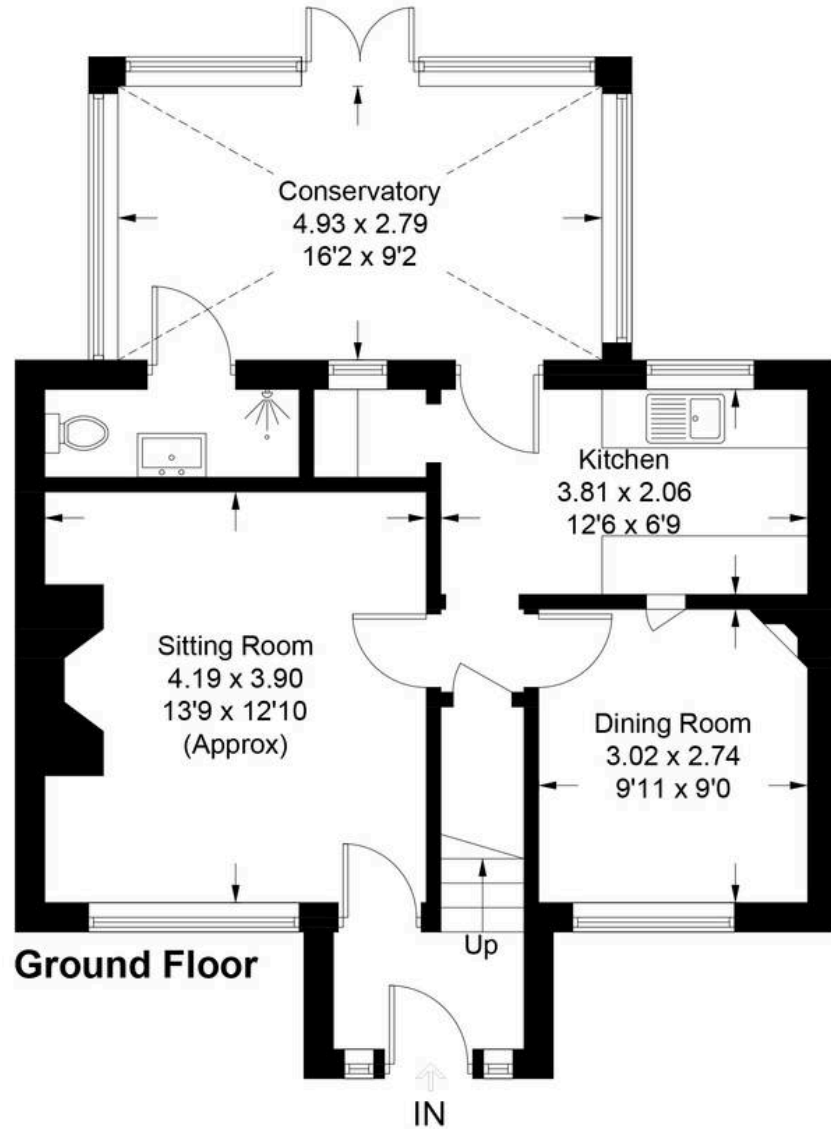


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3, Westergate Wood Cottages, PO20 3SB

Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft

Produced for Stride & Son Estate Agent.



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.

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