



Guide Price

£400,000

Freehold

3x  1x  1x 

**Church Lane,
Eastergate, Chichester,
West Sussex, PO20**

cubitt & west
Helping you move forwards

Main features

- Enviable position on sought after Church lane within a mature, leafy plot.
- Existing accommodation comprises 2 bedrooms and 2 reception rooms
- Detached garage, off-road parking and sunny rear garden
- Vacant possession Chain free
- Granted Planning Permission REF: BN/136/23/HH for major extension and first floor addition

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 9'7 x 9'1 (2.92m x 2.77m)

Lounge: 11'1 x 10'8 (3.38m x 3.25m)

Bedroom 1: 12'10 up to bay x 11'1 (3.91m x 3.38m)

Bedroom 2: 12'2 x 11'1 (3.71m x 3.38m)

Bedroom 3: 10'1 x 7'5 (3.08m x 2.26m)

Bathroom

OUTSIDE

Front and Rear Garden

Greenhouse

Garage



Nearest Schools

Primary Schools: Eastergate CofE Primary 0.4 miles, Barnham Primary 0.7 miles, Aldingbourne Primary 1.3 miles

Secondary Schools: St Philip Howard Catholic High School, The 0.6 miles, Ormiston Six Villages Academy 0.8 miles, Slindon College 3.6 miles

Further Education: St Philip Howard Catholic High School, The 0.6 miles, The Regis 5.5 miles, Felpham Community College 5.8 miles



Transport Information

Train Stations: Barnham 0.9 miles, Ford 4.6 miles, Bognor Regis 5.2 miles



Address

Church Lane, Eastergate, Chichester, West Sussex, PO20



Directions

For directions to this property please contact us.

Call Arundel - 01903 884420 ■ cubittandwest.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property



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