



## Maple Cottage Fontwell Avenue

Eastergate, PO20 3RY

VACANT POSSESSION - DELIGHTFUL CHARACTER COTTAGE WITH FEATURE REAR GARDEN. This detached three-bedroom property includes entrance porch leading to open-plan living / dining room with brick fireplace and sliding doors to rear patio, stylish spacious fitted kitchen / dining room with door to side of property and vaulted beamed ceiling opening onto bright conservatory with patio doors to the side of the property. Other benefits include useful boot-room with access to rear of property and downstairs cloakroom. The three bedrooms are located on the first floor together with the spacious family bathroom including bath and separate shower. Outside to the front there is a small area of lawn with mature shrub borders and driveway leading to the rear of the property and parking area for at least six cars. There are various outbuildings in the large feature rear garden including a wooden garage/workshop, garden shed, attractive summer house with spacious decking area, greenhouse and raised fruit/vegetable beds - perfect for the avid gardener, relaxing with friends and family or those looking for a substantial play area for children. EPC - E. Council Tax Band - F. Tenure - Freehold.

**£600,000**

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- Individual character cottage
- Stylish fitted kitchen / dining room
- Good-sized living /dining room
- Conservatory
- Boot room
- Three bedrooms
- Family bathroom
- Cloakroom
- Feature rear garden
- Garage & ample parking

## Living room

24'11" x 11'9" (7.60 x 3.59)

## Conservatory

11'1" x 8'7" (3.40 x 2.63)

## Dining Area

9'8" x 8'9" (2.95 x 2.68)

## Bathroom

## Cloakroom

## Kitchen

21'4" x 10'7" (6.51 x 3.25)

## Bedroom 1

11'7" x 9'10" (3.55 x 3.00)

## Bedroom 2

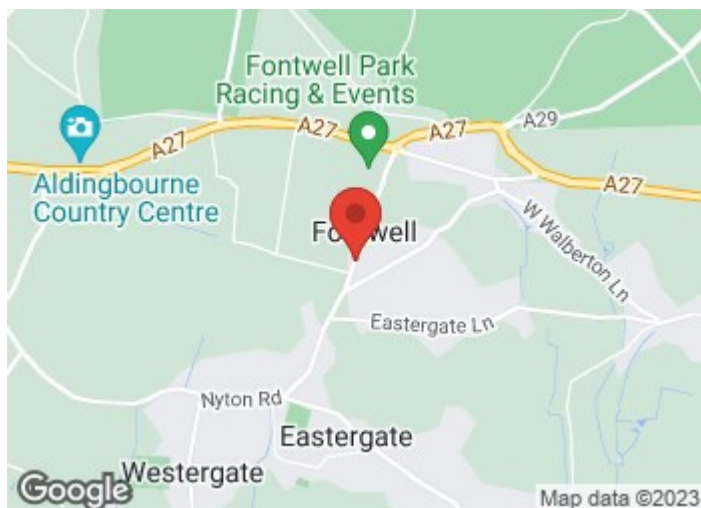
12'11" x 8'5" (3.95 x 2.58)

## Bedroom 3

10'9" x 10'7" (3.29 x 3.25)

## Boot Room

9'10" x 3'8" (3.02 x 1.13)



## Directions

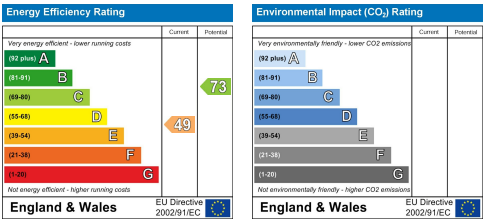


Floor Plan



**Approx. Gross Internal Floor Area 1212 sq. ft / 112.74 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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