

REDWOOD & SONS

Estate Agents

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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