CHARLES PECK

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# 8 Stoneyfield Cottages Eastergate Lane, Eastergate, West Sussex, PO20 3SL

Located in an enviable semi-rural setting, just a short drive from the hugely popular village of Walberton, this well-proportioned semi-detached home offers country living at its best and has a delightful south facing garden.

NO FORWARD CHAIN

Entrance hall | Living room | Kitchen/Breakfast room | Bathroom | WC | Three bedrooms | South facing rear garden | Off-road parking

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## Location

Suited in a slightly elevated position, set back from Eastergate Lane the property sits in-between the villages of Eastergate and Walberton and is close a number of local primary schools. Further local amenities within the village of Walberton include, but are not limited to; a popular public house, convenience store and historic church. Eastergate's main facilities include a post office, sports ground and a secondary school. Just north of the property lies the popular Fontwell Racecourse which offers horse racing throughout the year and beyond this the renowned South Downs National Park, offering miles of picturesque footpaths and bridleways, perfect for outdoor enthusiast. The Cathedral City of Chichester lies some seven miles away and the medieval town of Arundel is positioned some four miles to the north east. To the south lies the coast with ample beach options close-by which include Aldwick and Bognor beach and the blue flagged West Wittering beach, located at the head of Chichester Harbour.

**Entrance hall**

**Living room 15'11 x 12'5 (4.85m x 3.78m)**

**Kitchen 15'11 x 8'4 (4.85m x 2.54m)**

**Bathroom**

**WC**

**Landing**

**Bedroom one 15'10 x 9'4 (4.83m x 2.84m)**

**Bedroom two 11'5 x 9'1 (3.48m x 2.77m)**

**Bedroom three 9'7 x 8'5 (2.92m x 2.57m)**

## Outside
To the rear of the property is an enclosed south facing garden which is mainly laid to lawn with a small terraced area and beyond the garden there is ample off-road parking. To the front lies a further lawned area, side access to the rear garden and on-street parking within the lane in addition.

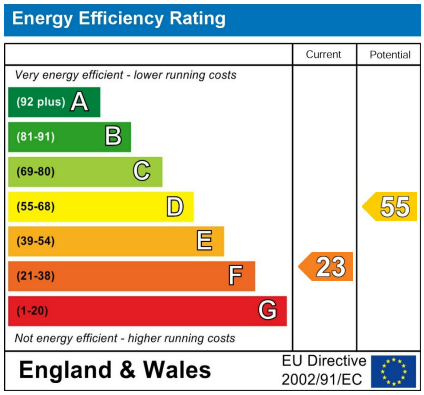
## Tenure
Freehold.

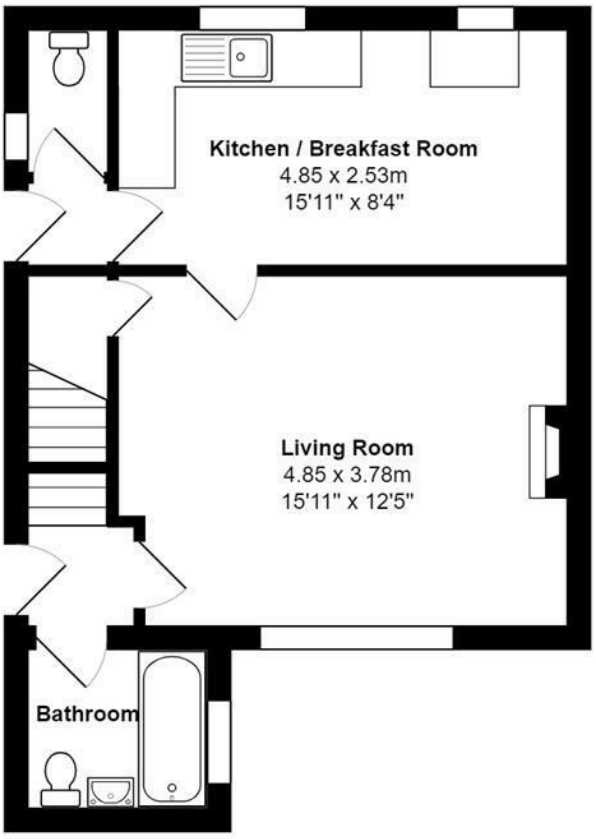
## Council tax band
C

## General remarks
To view please telephone us on 01243 816666 to make an appointment.

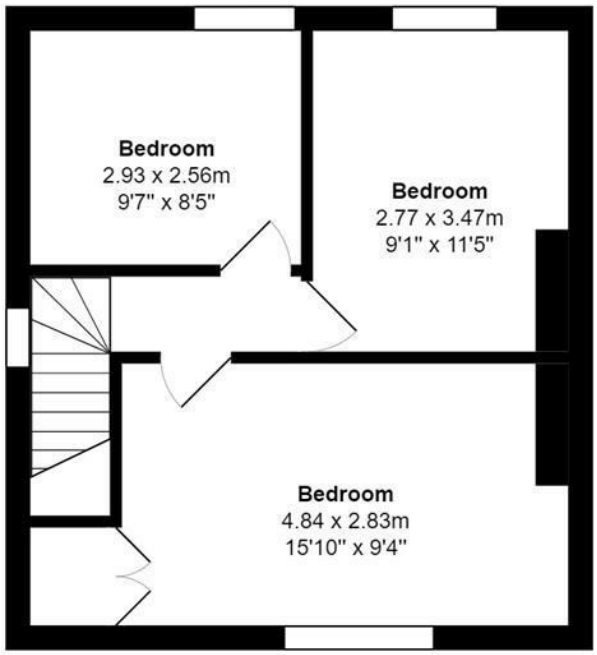
## Note
The property is not on mains gas. We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## Our services
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.




Ground Floor
Area: 41.3 m² ... 445 ft²




First Floor
Area: 37.5 m² ... 404 ft²

Total Area: 78.8 m² ... 848 ft²

All measurements are approximate and for display purposes only.