



Clarkes

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Asking Price

£850,000

Freehold

Walden, School Lane, Eastergate, PO20 3UU



EPC Graph to go here

Book a Viewing

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01243 861344



- Detached family home
- 3 Bedrooms in main building
- 2 Bedrooms in Annexe
- Beautifully presented
- Impressive garden
- Separate WC and utility
- Off road parking
- Village location



Accommodation

Living Room - 3.63m x 4.8m (11'10" x 15'8")

Kitchen/Diner - 9.13m x 6.36m (29'11" x 20'10")

Utility Room - 2.49m x 3.37m (8'2" x 11'0")

Bedroom 1 - 3.63m x 5.27m (11'10" x 17'3")

Bedroom 2 - 3.63m x 3.72m (11'10" x 12'2")

Bedroom 3 - 2.58m x 2.71m (8'5" x 8'10")

Bathroom - 1.66m x 2.44m (5'5" x 8'0")

Living Room (Annexe) - 5.65m x 5.46m (18'6" x 17'10")

Bedroom 4 (Annexe) - 4.03m x 2.69m (13'2" x 8'9")

Bedroom 5 (Annexe) - 3.01m x 3.46m (9'10" x 11'4")

Shower Room (Annexe)

What the agent says... “ ”

A stunning and characterful three-bedroom family home offering exceptional kerb appeal, generous living accommodation and exciting potential, ideally positioned in the heart of Eastergate.

The true heart of the home is the impressive contemporary open-plan living, kitchen and dining family room. Beautifully designed for modern living, this light-filled space features a striking skylight, centre island and doors opening directly onto the impressive gardens, creating a seamless connection between inside and out. The addition of a charming log burner brings warmth and character, making the room feel both stylish and wonderfully homely.

The main property further comprises three well-proportioned bedrooms, a family bathroom, separate WC and a useful utility room located just off the kitchen.

A particular feature of the property is the detached annex, offering fantastic versatility with a main living area, two additional bedrooms and a shower room - ideal for multi-generational living, guest accommodation, a home office or potential income opportunity.

Externally, the property benefits from off-road parking for multiple vehicles and beautifully maintained gardens, enhancing the home's already impressive kerb appeal.

This is a must-see property, perfectly situated within the sought-after village of Eastergate, surrounded by picturesque villages and countryside, whilst remaining conveniently close to Chichester city centre with its mainline train station, renowned theatre, shops, bars and eateries.

Material Information:

Council Tax: Arun District Council Band E

Property Type: Detached Bungalow

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Private supply (cesspit)

Heating: Air source heat pump

Broadband: ADSL

Parking: Off road

Restrictions: None

On 26/05/2026 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up | |
|-----------|--------------|-----------|-----------|----------|
| | | | Indoor | Outdoor |
| Standard | ✓ | 16 mbps | 1 mbps | |
| Superfast | ✓ | 55 mbps | 9 mbps | |
| Ultrafast | ✓ | 1000 mbps | 1000 mbps | |
| Mobile | Indoor | | Outdoor | |
| | Voice | Data | Voice | Data |
| EE | Limited | Limited | Good | Good |
| Three | Limited | Limited | Good | Good |
| O2 | Unlikely | Unlikely | Variable | Variable |
| Vodafone | Variable | Variable | Good | Good |

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Lived. Please see the property on the Clarkes Website for further details.

