



31 Highview Road, Eastergate

A well-proportioned semi-detached house close to amenities.



- ▶ Cul-de-sac location
- ▶ Kitchen/dining room
- ▶ Cloakroom
- ▶ Bathroom/WC
- ▶ Driveway
- ▶ Sitting room
- ▶ Utility room
- ▶ Four bedrooms
- ▶ Integral garage
- ▶ Garden

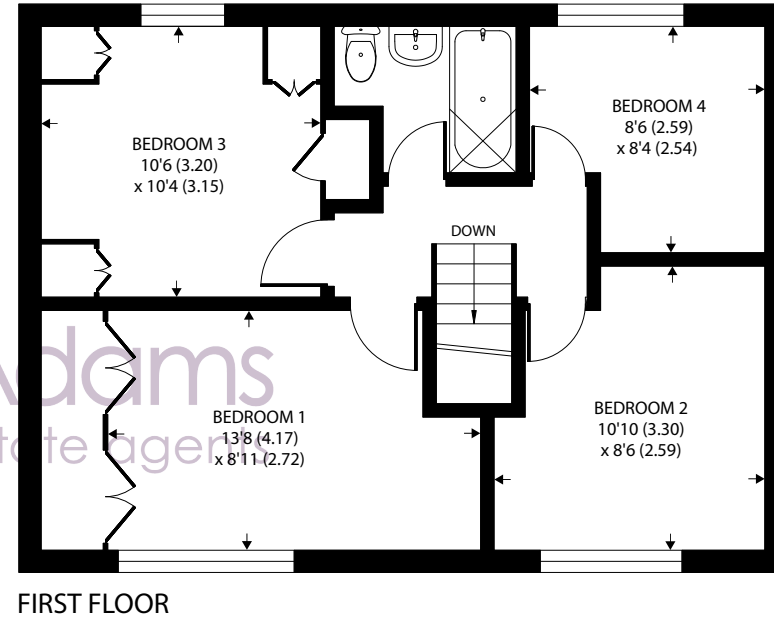
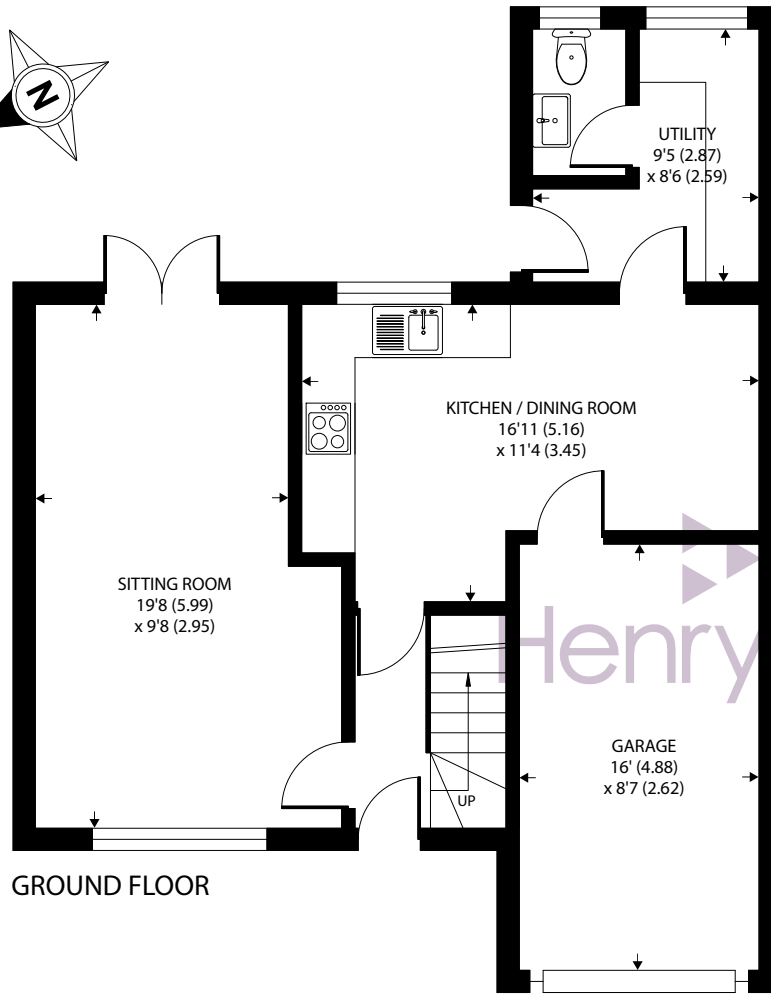
Situated at the far end of a pleasant cul-de-sac location in the popular village of Eastergate, lies this semi-detached house.

Originally just two bedrooms, the property has been significantly extended to create further accommodation on both the ground and first floors. On the ground floor is a dual aspect sitting room with doors leading out to the garden, a kitchen/dining room with a utility and cloakroom leading off. Four good sized bedrooms can be found on the first floor along with a bathroom/WC.

Outside, to the front of the property is a driveway which leads to a garage with integral door to the dining area. A patio area adjoins the rear of the property which gives way to lawn and is surmounted by a shingled area to one side and a flower and shrub bed to the other.

Arun District Council - 24/25 Tax Band D £2,253.40





Approximate Area = 1050 sq ft / 97.5 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1194 sq ft / 110.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Ideally located for nearby schools, local shops and Barnham railway station with mainline coastal and London connections. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, and Festival Theatre. Goodwood is located to the north east and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From the war memorial roundabout proceed east on the B2233 signposted to Barnham. Pass Eastergate village hall on your right and then after a short distance turn right into Church Lane. Take the first turning on the right into Critchmere Road which in turn leads into Highview Road. Number 31 is right at the end on the left.

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