



Bennetts Eastergate Lane, Eastergate

Guide Price £895,000 Freehold



STRIDE & SON

Bennetts Eastergate Lane

Eastergate, Chichester, PO20 3SJ

An impressive Edwardian, detached family home offering 2436 sq. ft. of bright, versatile living space with character features, set in beautiful mature grounds extending to approx. 0.79 of an acre.

- Substantial detached Edwardian family home
- Spacious kitchen/breakfast room & utility room
- Two generous reception rooms
- Attractive formal dining room
- Ground-floor study & cloakroom
- Five first-floor double bedrooms
- Two modern bathrooms
- Expansive south facing mature rear garden
- Detached double garage and ample driveway parking







Description:

The ground floor includes a spacious kitchen/breakfast room with a range of base and wall cupboards and a glazed door leading to a paved terrace and the garden beyond, a formal dining room and two elegant reception rooms, each with a fireplace and one having its own external entrance and adjacent cloakroom offering the potential for use as a separate self-contained annexe. There is also a useful study and a practical utility room.

Upstairs, the property provides five generous bedrooms, including a bright principal bedroom with extensive fitted wardrobes, along with two modern family bathrooms (one with separate shower cubicle).

The house enjoys large windows throughout, providing wonderful views over the expansive south facing rear garden, which stretches out into private lawned grounds with well stocked flower and shrub borders, bounded by mature trees. There is an area of terrace adjacent to the rear of the house providing ample space for outdoor entertaining and convenient access to the side of the house.

A detached double garage with loft space and ample driveway parking for several vehicles completes this well-proportioned, inviting home which offers scope for improvement and enlargement, subject to the necessary planning consents.



Location:

The village of Eastergate is situated between Chichester and Arundel and benefits from a local shop, public house, church, primary school and the Ormiston Six Villages Academy at Westergate. The nearby village of Barnham offers more shops, further primary and secondary schools and a mainline railway station providing services along the coast, to Gatwick Airport and to London Victoria (1hr 30 min approx.).

Some 5 miles to the east lies the historical town of Arundel, with its wealth of artisan shops, bistros, restaurants and mainline railway station and is dominated by the Castle of the Duke of Norfolk and the beautiful Cathedral.

Chichester city centre, some 7 miles to the west, offers excellent shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs and cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Nearby attractions include Fontwell Racecourse, the Goodwood Estate with its world-famous motor circuit, racecourse and golf courses and the South Downs National Park with a wealth of walking, cycling, and riding routes. Excellent hacking is available throughout the local area, with bridleways and quiet lanes connecting to nearby countryside and the wider South Downs.

INFORMATION: Services: All mains | **Tenure:** Freehold | **Council Tax Band:** Band G | **EPC Rating:** Band E

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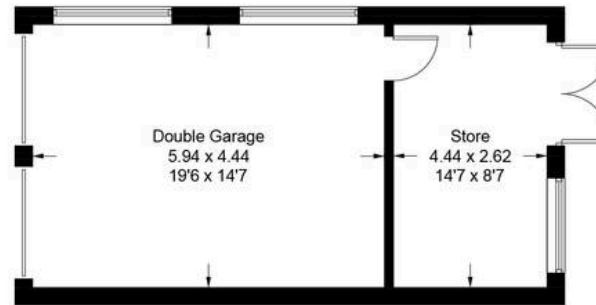
Approximate Gross Internal Area = 226.3 sq m / 2436 sq ft

Double Garage / Store = 39.0 sq m / 420 sq ft

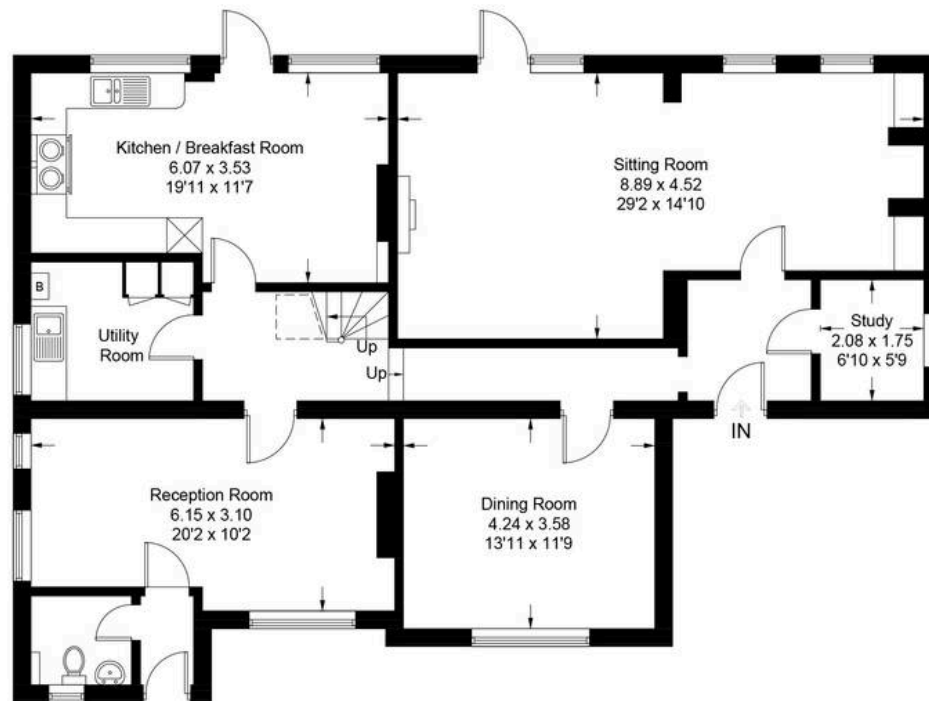
Total = 265.3 sq m / 2856 sq ft



Produced for Stride & Son Estate Agent.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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