

OVER 60?

Secure this property
for up to **59% less!**



Price

£925,000

Freehold

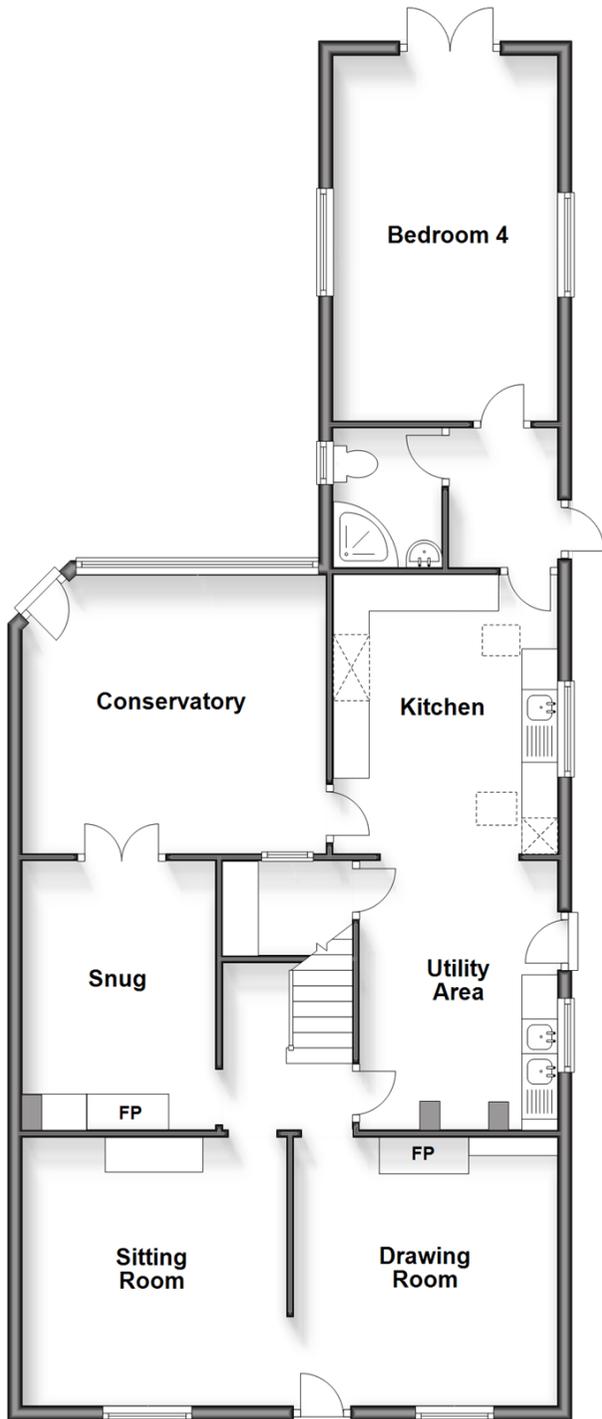
4x  2x  3x 

Level Mare Lane, Eastergate, Chichester,
West Sussex PO20

cubitt & west
Helping you move forwards

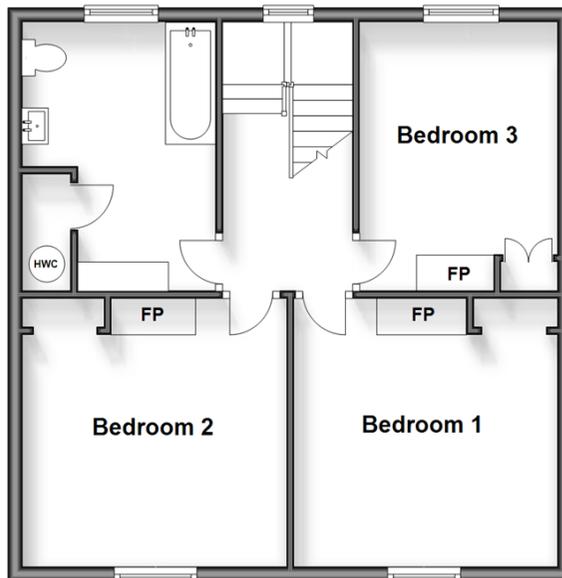
Ground Floor

Approx. 108.0 sq. metres (1162.0 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.1 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Sitting Room: 12'2 x 12'1 (3.71m x 3.69m)

Drawing Room: 12'1 x 12'1 (3.69m x 3.69m)

Snug: 12'1 x 8'10 (3.69m x 2.69m)

Kitchen: 12'8 x 10'3 (3.86m x 3.13m)

Pantry

Utility Area: 12'0 x 8'11 (3.66m x 2.72m)

Bedroom 4: 16'4 x 10'3 (4.98m x 3.13m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 12'2 x 12'1 (3.71m x 3.69m)

Bedroom 2: 12'2 x 12'1 (3.71m x 3.69m)

Bedroom 3: 12'0 x 8'11 (3.66m x 2.72m)

Bathroom

OUTSIDE

Rear Garden

Gravel Driveway

Garden Summerhouse: 19'7 x 9'6 (5.97m x 2.90m)



Main features

- Pretty Edwardian cottage extended to offer lots of spaces to entertain, play, or work from home
- Over an acre of lawn with potential for paddocks or development subject to conditions & planning
- Downstairs bedroom/studio with shower room
- Ample gravel driveway
- Semi-rural location with woodland walks on your doorstep and the coast a short drive away
- Solar panels generate income



Nearest Schools

Eastergate CofE Primary 0.7 miles, Aldingbourne Primary 1.0 miles, Barnham Primary 1.3 miles, Ormiston Six Villages Academy 0.6 miles, St Philip Howard Catholic High School, 1.3 miles, Slindon College 1.6 miles, Felpham Community College 3.9 miles



Transport Information

Train Stations: Barnham 1.6 miles, Bognor Regis 4.4 miles, Chichester 5.3 miles



Address

Level Mare Lane, Eastergate, Chichester, West Sussex PO20



Directions

For directions to this property please contact us.



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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(66)	B(82)

23216343/20240217/IB/DW