



**Price**

**£475,000**

**Freehold**

4x  2x  1x 

**Peckham Chase,  
Eastergate, Chichester,  
West Sussex PO20**

**OVER 60?**

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

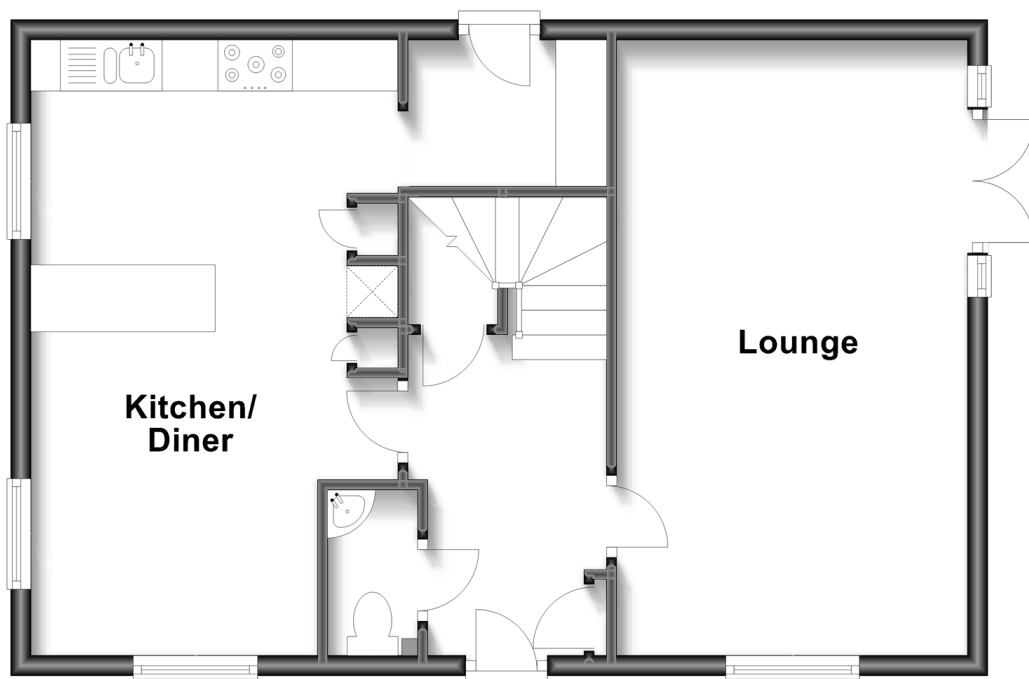


Video Tour available

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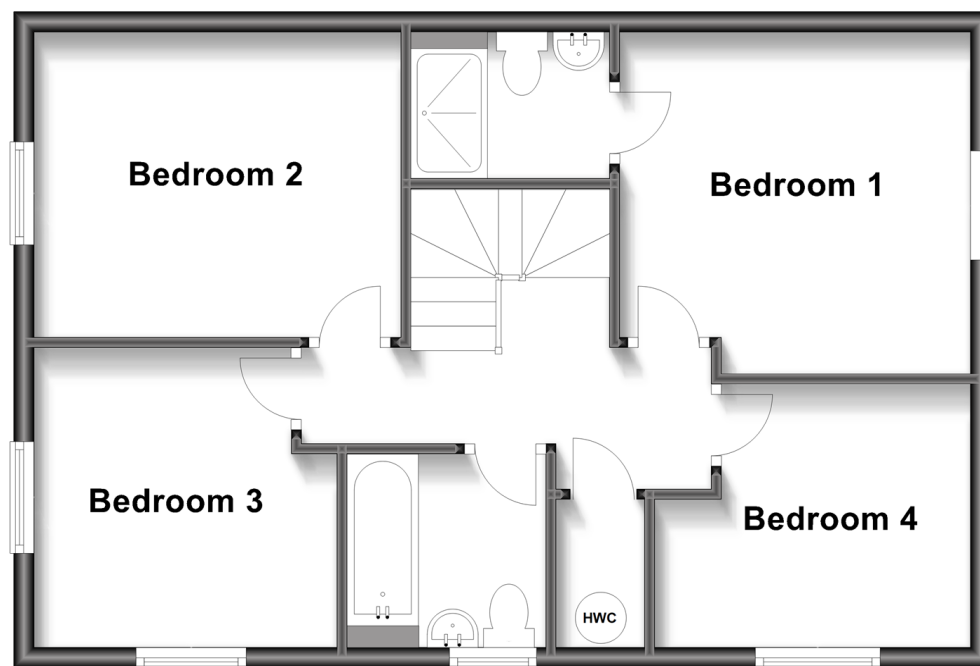
## Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



## First Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 19'1 x 11'5 (5.82m x 3.48m)

Kitchen/Diner: 19'9 (6.02m) x 11'8 at widest point (3.56m) narrowing to 9'2 minimum (2.80m)

Utility Room: 6'7 x 4'7 (2.01m x 1.40m)

Cloakroom: 5'0 x 2'10 (1.53m x 0.86m)

### FIRST FLOOR

Landing

Bedroom 1: 11'6 x 11'1 (3.51m x 3.38m)

En-Suite Shower Room: 6'6 at widest point x 4'8 (1.98m x 1.42m)

Bedroom 2: 11'11 x 9'9 (3.63m x 2.97m)

Bedroom 3: 10'1 x 9'9 (3.08m x 2.97m)

Bedroom 4: 10'2 x 8'4 (3.10m x 2.54m)

Bathroom: 6'6 x 6'2 (1.98m x 1.88m)

### OUTSIDE

Garage

Double Length Driveway

Rear Garden

Surrounding Rose Beds





## Main features

- Immaculate and inviting interior with contemporary styling throughout
- Situated in a quiet private road looking out over a spacious green
- Contemporary kitchen/dining area offers great entertaining space
- French doors from the lounge open onto a secluded sunny rear garden
- Brand new playground just round the corner



### Nearest Schools

Primary Schools: Eastergate CofE Primary 0.2 miles, Aldingbourne Primary 0.6 miles, Barnham Primary 1.1 miles. Secondary Schools: Westergate Community School 0.1 miles, St Philip Howard Catholic High School 1.0 miles, Slindon College 2.0 miles.



### Transport Information

Train Stations: Barnham 1.3 miles, Ford 3.8 miles, Bognor Regis 3.9 miles



### Address

Peckham Chase, Eastergate, Chichester, West Sussex PO20



### Directions

For directions to this property please contact us.



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■ 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.



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