

**OVER 60?**

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



**Price**

**£625,000**

**Freehold**

3x  1x  2x 

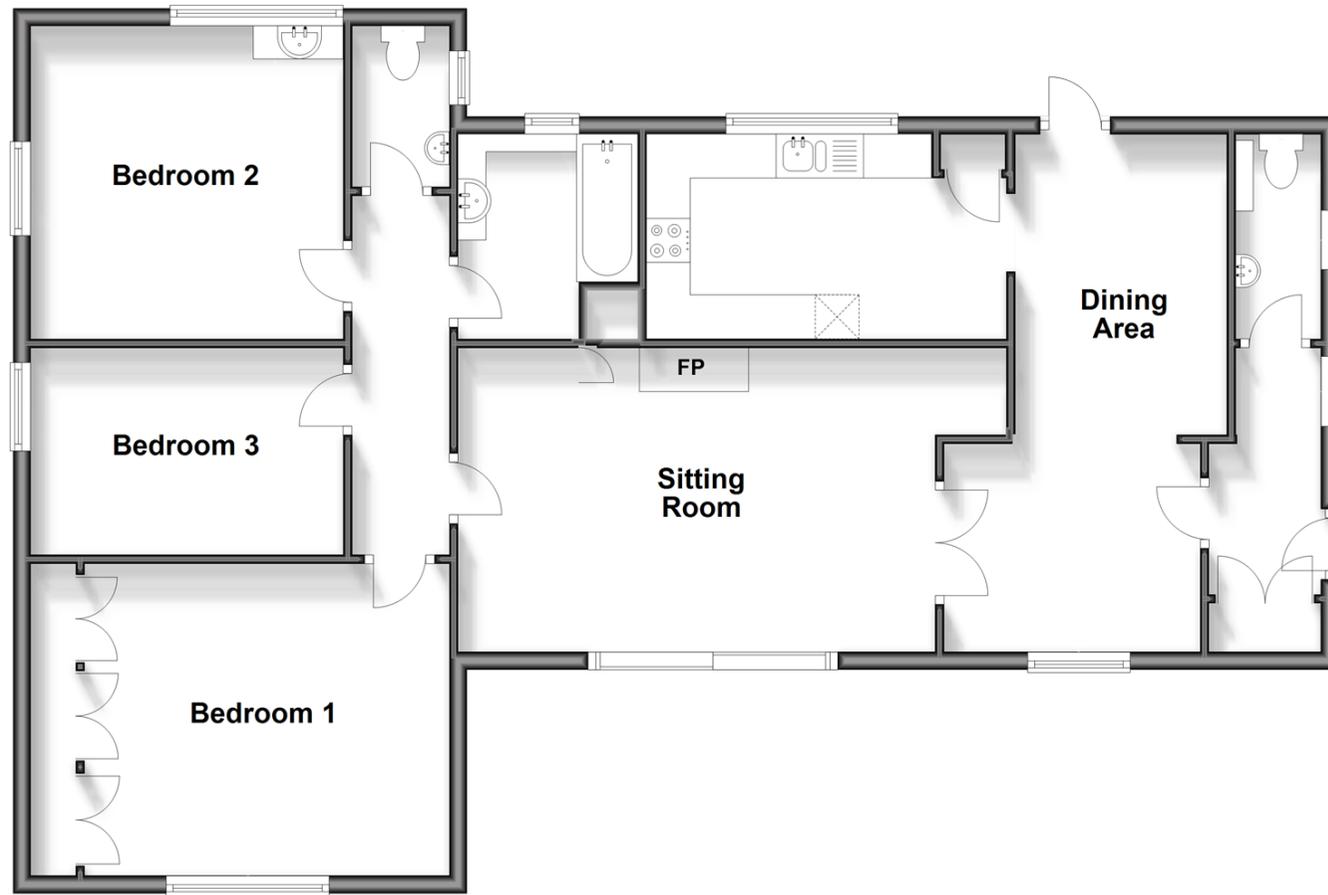
Church Lane, Eastergate, Chichester, West

Sussex PO20

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## Ground Floor

Approx. 105.1 sq. metres (1131.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Dining Area : 19'6 x 8'6 (5.95m x 2.59m)

Kitchen : 13'7 x 7'8 (4.14m x 2.34m)

Sitting Room : 13'11 x 11'8 (4.24m x 3.56m)

Cloakroom

Bedroom 1: 13'8 up to fitted wardrobes x 11'6 (4.17m x 3.51m)

Bedroom 2 : 11'8 x 11'8 (3.56m x 3.56m)

Bedroom 3: 11'8 x 7'8 (3.56m x 2.34m)

### OUTSIDE

Garage : 16'1 x 7'9 (4.91m x 2.36m)

Workshop : 11'11 x 11'10 (3.63m x 3.61m)

Greenhouse : 16'0 x 7'8 (4.88m x 2.34m)

Driveway



## Main features

- Spacious detached bungalow with driveway
- Set in attractive green plot
- Lounge boasts triple patio doors that open out to the garden
- Flexible, bright neutral accommodation
- Useful outbuildings such as garage, workshop and greenhouse
- Located in secluded position with two formal gardens & vegetable patch



### Nearest Schools

Primary Schools: Eastergate CofE Primary 0.0 miles, Aldingbourne Primary 0.4 miles, Barnham Primary 0.8 miles

Secondary Schools: Ormiston Six Villages Academy 0.1



### Transport Information

Train Stations: Barnham 1.0 miles, Ford 3.6 miles, Bognor Regis 3.7 miles



### Address

Church 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](http://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(65)	C(80)

40414951/20240426/IB/DW