



Bexstone House, Barnham Road, Eastergate

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Bexstone House, Barnham Road, Eastergate, West Sussex PO20 3RT

A 1.579 acre plot with home offering development potential, (subject to all necessary planning consents), situated between two current development sites

Barnham railway station 0.9 mile (London Victoria 1hr 28mins), Felpham Beach 5.7 miles, Arundel 6 miles, Chichester 6.2 miles, Goodwood 6.2 miles, Chichester Marina 10 miles, Portsmouth International Port 24 miles, Brighton 27 miles

Porch | Reception hall | Sitting room | Dining room | Kitchen/breakfast room | Pantry | Utility Cloakroom | 3 Bedrooms | Family bathroom Balcony | Outbuilding/potential bed and breakfast accommodation | Off-road parking 1.579 acres | EPC rating E

The property

With red-brick and tile-hung elevations, Bexstone House offers an enhanced layout and flexible-use accommodation, with rooms arranged over two floors.

A programme of refurbishment would be beneficial, as the property provides immense potential to create a well-proportioned home perfectly suited to modern family lifestyles.

A light-filled porch opens into a spacious reception hall where there is access into a sitting room featuring an impressive stone fireplace and the warming ambience of a multi-fuel wood-burning stove, with French doors providing a link to the outside patio area. There is a formal dining room which offers a setting to host family and friends with French doors providing a route to the garden, whilst

the adjoining kitchen/breakfast room has a south-west facing outlook ensuring a light-filled environment.

Useful storage spaces, a pantry and a utility room are situated adjacent to the kitchen, along with a ground floor cloakroom.

Outside

The plot is of particular note at Bexstone House.

A tree-lined driveway leads to a generous area of hardstanding at the frontage of the property, which provides parking for numerous vehicles and a boat, if required.

The garden and grounds are mainly laid to lawn offering an outdoor playground for children, with mature and ornamental trees providing a sense of tranquil, seclusion. A brick wall to the side of the house encloses a paved terrace with direct access from the sitting room which offers opportunities for outdoor entertaining and relaxation, whilst a balcony with south-east facing aspect is reach via a first floor bedroom providing an additional spot to enjoy the outdoor environment, with views over the garden.



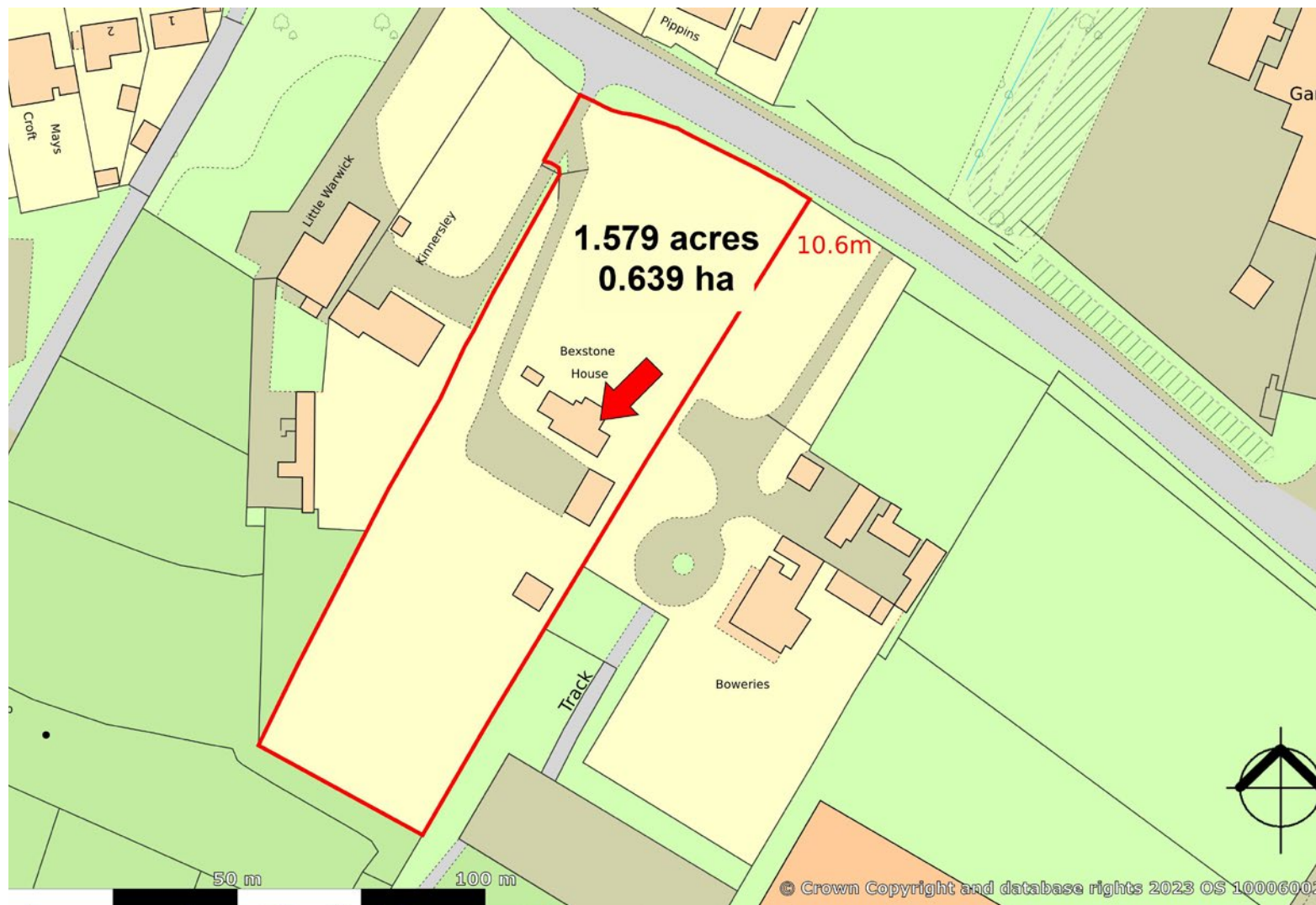
Location

Situated between the South Downs National Park and the south coast, the desirable village of Eastergate provides for everyday needs with a convenience store and post office, restaurant and public house, a medical surgery, village hall and primary school are a short distance.

Additional amenities are available at nearby Barnham where the train station provides services to London Victoria, Chichester and other south coast destinations.

The Cathedral City of Chichester provides a comprehensive range of shopping, leisure and cultural amenities, including the renowned Festival Theatre and Pallant House Gallery.

Well-regarded schooling in the vicinity includes The Predental School, Westbourne School, Slindon College, Great Ballards School and Portsmouth Grammar School.



Floorplans
House internal area 1,683 sq ft (156 sq m)
Balcony external area 111 sq ft (10 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Chichester travelling in an easterly direction on the A27, at the Fontwell roundabout take the exit onto the A29 sign-posted to Bognor Regis. Follow the road for approximately 1 mile and at the roundabout, take the 1st exit to join the B2233/Barnham Road. After approximately half a mile the entrance to the property will be found on the right.

General

Local Authority: Arun District Council

Services: Mains electricity, gas, water and drainage, oil fired heating.

Council Tax: Band E

Tenure: Freehold

Guide Price: £1,400,000

Chichester

31 North Street, Chichester PO19 1LY

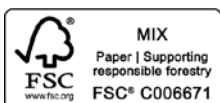
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