



Decoy Cottage, Church Lane, Eastergate, PO20 3XD

Guide Price £625,000

Decoy Cottage, Eastergate

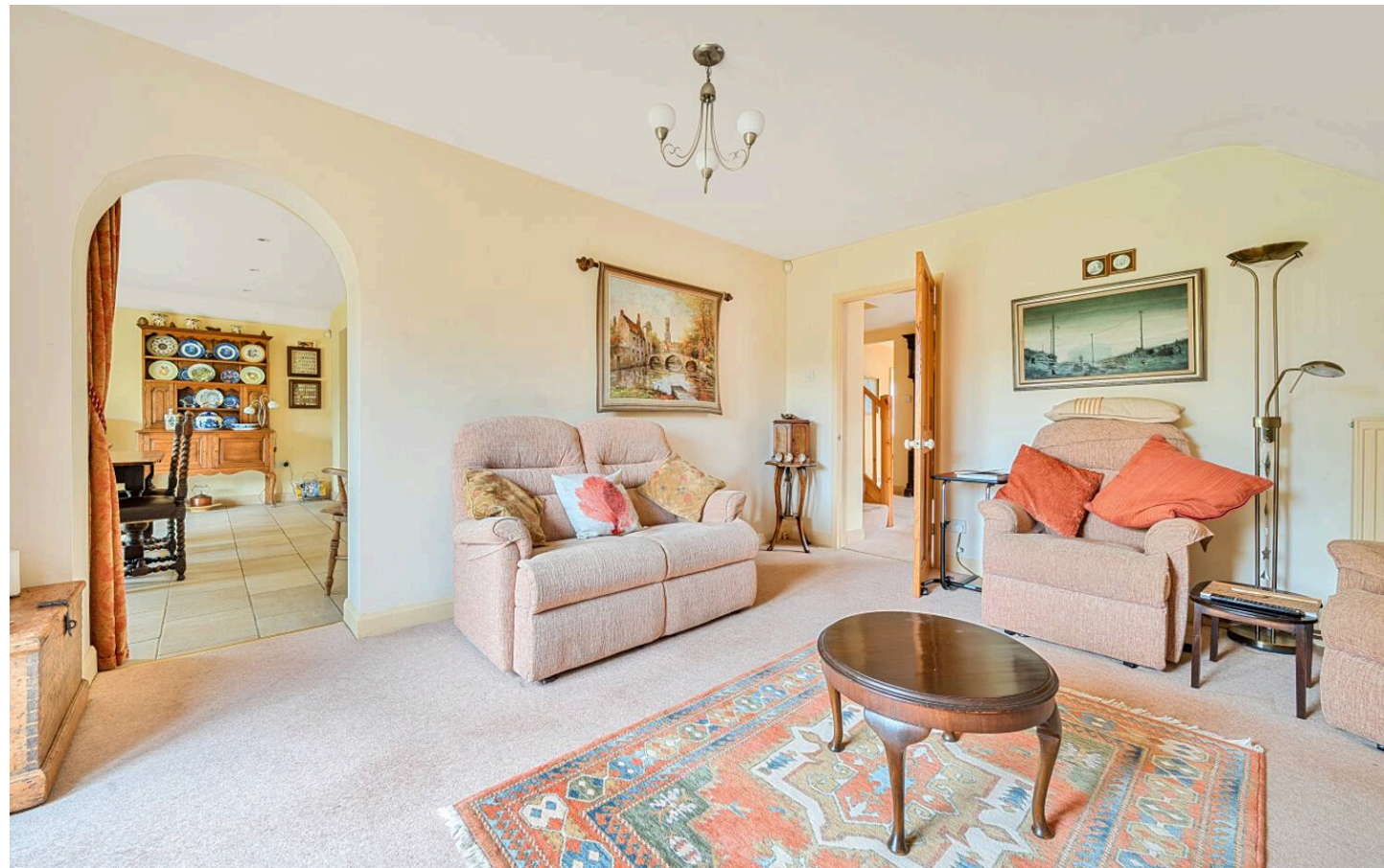
A spacious individual detached chalet style house standing in a generous garden.

- Much sought after village location
- Well-proportioned versatile accommodation
- Ground and first floor bedrooms and bathrooms
- Large open plan kitchen and family room /dining room
- Attractive gardens front and rear
- Wide drive and parking area
- Carport and 21' garage
- No onward chain

This is an attractive three bedroom detached chalet-style house set in a highly sought-after non-estate village location, with the benefit of a deep 0.17-acre mature plot offering both privacy and flexibility.

Inside, the property provides spacious and versatile accommodation arranged over two floors, with bedrooms and bathrooms on both levels.

A welcoming entrance hall leads into a generous reception hall with stairs to the first floor. The main sitting room features French doors opening directly onto the rear garden, creating a strong indoor-outdoor connection.





A standout feature is the large L-shaped open-plan kitchen and family/dining area, fitted with shaker-style cabinetry, a butler sink, integrated dishwasher and fridge, Rangemaster cooker (electric ovens and gas hob) and an extractor hood, ideal as the heart of the home. There is also a ground-floor cloakroom.

On the ground floor are two double bedrooms, one with an en-suite shower room, offering excellent flexibility for guests or multi-generational living. Upstairs, the landing includes a useful study area which could be converted into a fourth bedroom if required. The principal bedroom is also upstairs, complete with its own en-suite bathroom.

Outside, the property continues to impress with a mature front garden, wide gravel driveway with ample parking, and gated side access leading to a large carport and 21ft garage. The rear garden is long and established, featuring a walled patio, extensive lawn, mature borders, and a pebbled seating area. A large timber workshop/shed with power and lighting adds further practicality.

Overall, it's a well-proportioned, flexible family home in a desirable village setting with excellent outdoor space and strong scope for adaptable living.

Arun District Council - 26/27 Tax Band D £2,482.32 EPC-C









Denotes restricted
head height

Decoy Cottage, Church Lane, Eastergate, Chichester

Approximate Area = 1605 sq ft / 149.1 sq m

Limited Use Area(s) = 169 sq ft / 15.7 sq m

Garage = 205 sq ft / 19 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 2126 sq ft / 197.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026.
Produced for Henry Adams. REF: 1440607

Location - The village of Eastergate offers a range of facilities including, a village store and post office, restaurant and village pub as well as a doctor's surgery and a primary and secondary school. There are excellent transport links and the nearby village of Barnham, less than a mile away, has a mainline station with direct access to London Victoria. Nearby there is horse racing at Fontwell Race Course and golf at Avisford Park. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. Goodwood is located to the north west and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at Littlehampton, Bognor and West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Chichester proceed east along the A27. At the Fontwell roundabout take the third exit into Fontwell Avenue and proceed to the end. At the War Memorial mini roundabout turn right onto Barnham Road (B2233), pass Eastergate Parish Hall on your right and then take the next turning on the right into Church Lane. Decoy Cottage is a short distance along on the left. What3words - plants.stall.crouching





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.