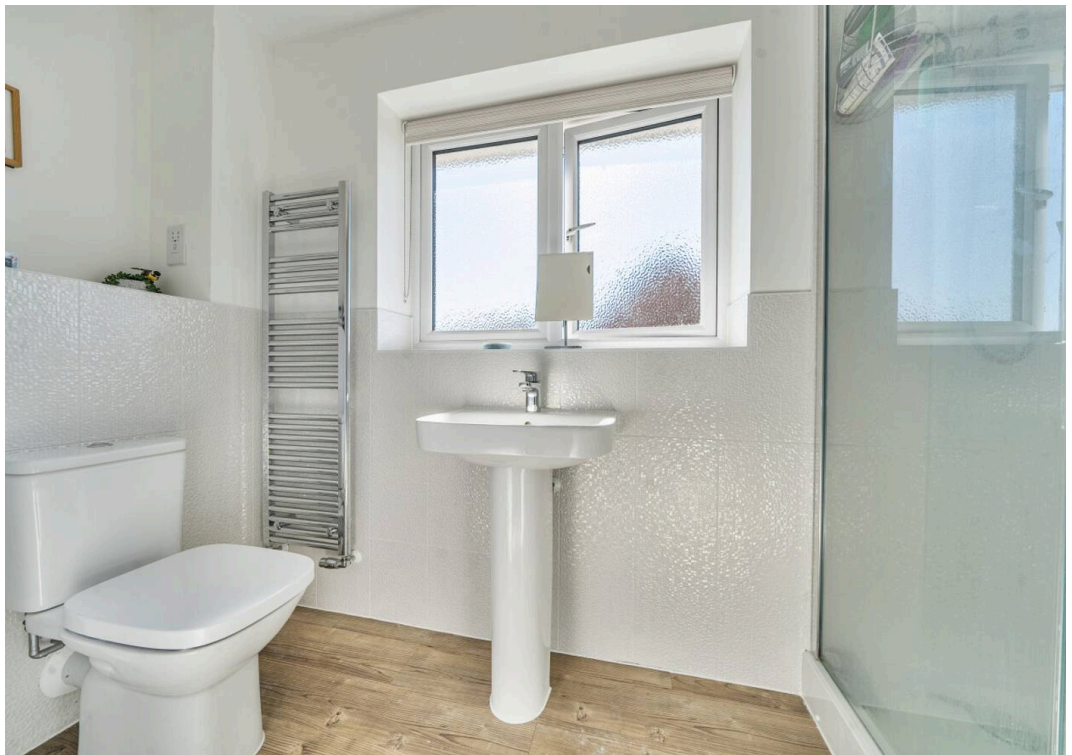




6 Legg Vale, Eastergate, PO20 3BA

Guide Price £425,000



## 6 Legg Vale, Eastergate

Stylish 2021 built detached house overlooking open fields towards the South Downs.

- Well-presented modern home
- Highly desirable position on the edge of the development
- Bright and airy sitting room and kitchen/dining room
- En-suite principal bedroom
- Spacious entrance hall, plus cloakroom
- South east facing rear garden
- Private drive and large single garage
- No onward chain

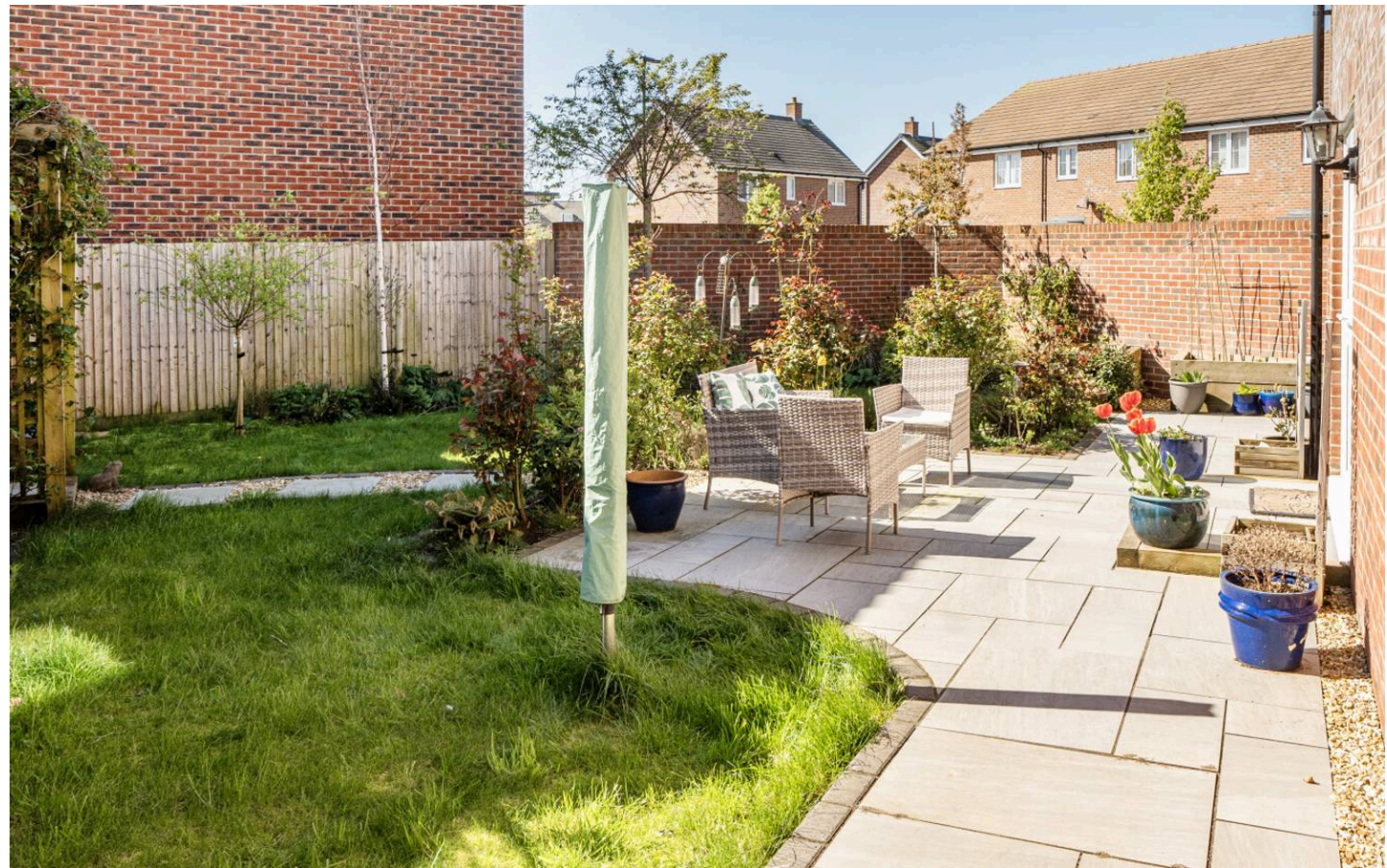
A contemporary three-bedroom detached home, built in 2021 by the renowned housebuilder Taylor Wimpey, offering modern living in a desirable edge-of-development position with far-reaching views towards the South Downs.

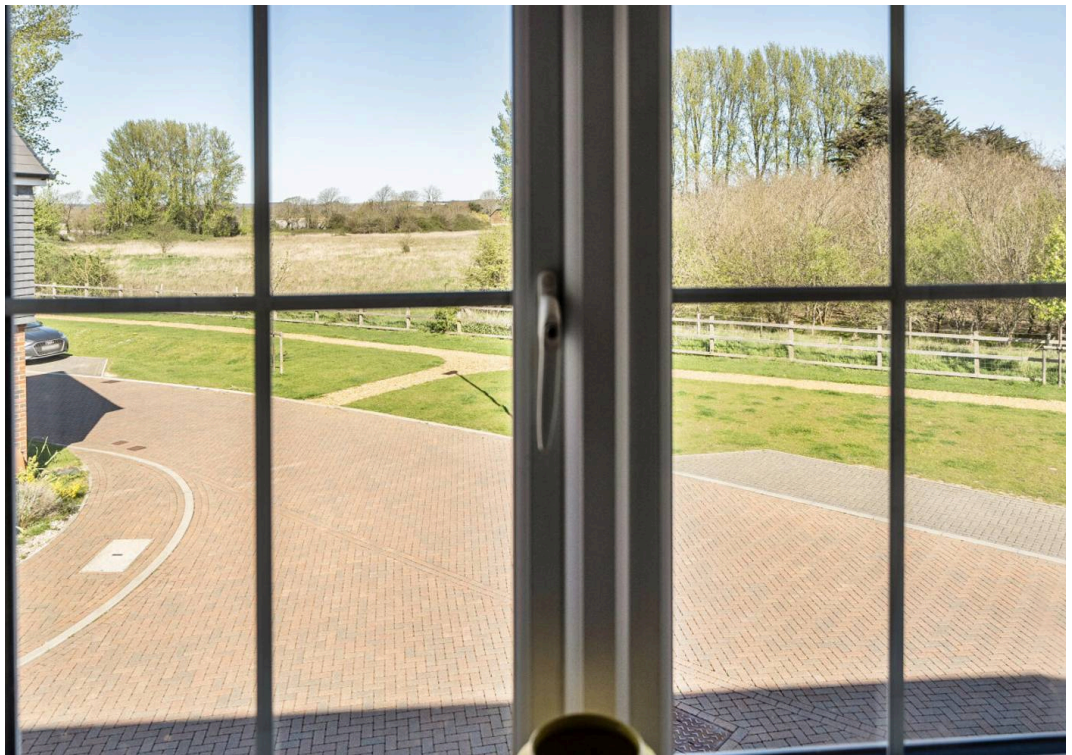
The property features an attractive half-tiled front elevation and an open-plan front garden, complemented by a beautifully landscaped, enclosed rear garden with both walling and fencing for privacy.

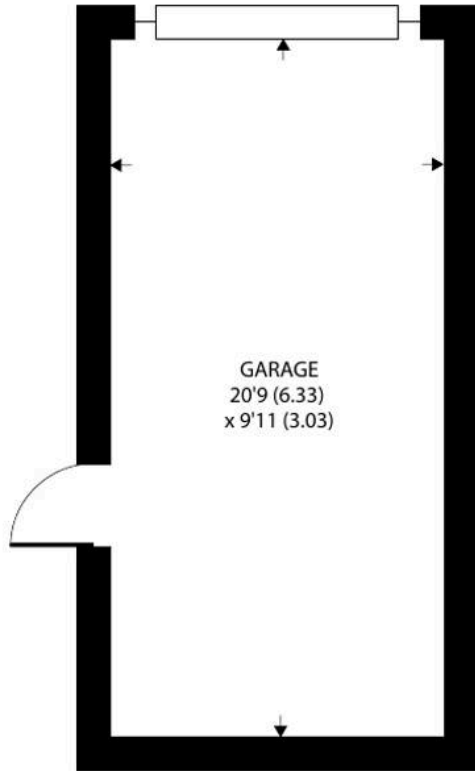
Inside, a spacious entrance hall leads to a convenient cloakroom and a bright, dual-aspect sitting room with French doors opening onto the south-east facing rear garden, allowing for plenty of natural light. The heart of the home is the open-plan kitchen/dining room, thoughtfully designed and fully equipped with integrated appliances including a double electric oven, gas hob with cooker hood, fridge freezer, washing machine and dishwasher. The dual-aspect dining area creates an ideal space for entertaining.

Upstairs, there are three bedrooms and a modern family bathroom, complete with a shower over the bath. The principal bedroom benefits from its own en-suite shower room.

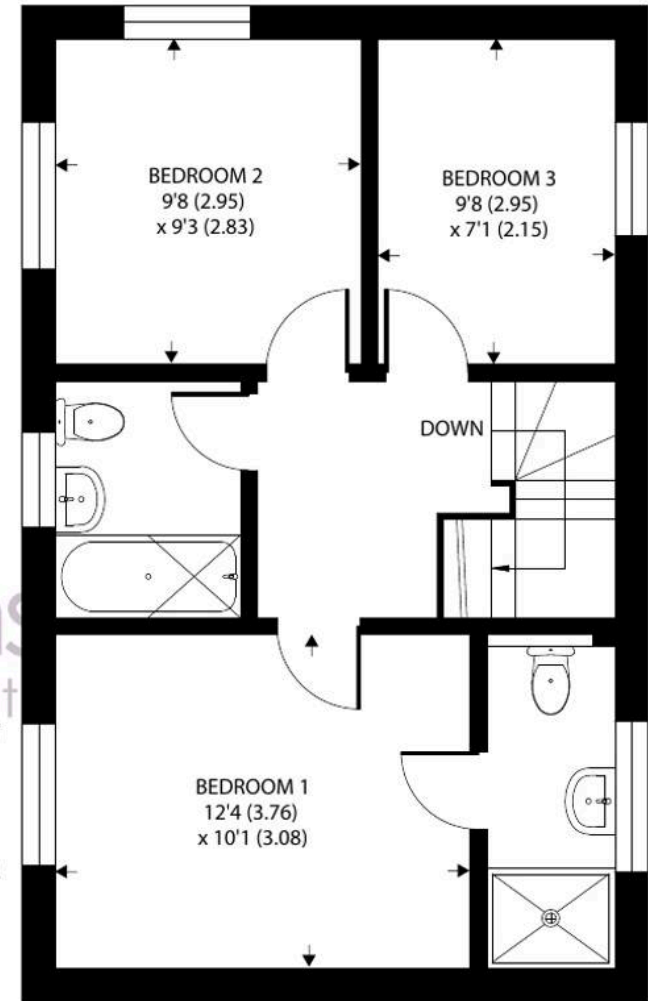
Arun District Council - 26/27 Tax Band E £3,033.95 EPC-B







GROUND FLOOR



FIRST FLOOR

Approximate Area = 918 sq ft / 85.2 sq m  
Garage = 206 sq ft / 19.1 sq m  
Total = 1124 sq ft / 104.3 sq m

For identification only - Not to scale



**Externally** - The property offers a private driveway leading to a large single garage with an up-and-over door, a side access door to the garden and a Pod Point EV charger. A side gate provides convenient access to the rear garden, which features an extended brick-edged patio, lawn and planted borders, perfect for outdoor relaxation. Situated on the periphery of the development, the home enjoys a peaceful setting with open field views, combining modern comfort with a semi-rural outlook.

**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 doctors surgery. 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. There is horseracing 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. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at 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** - Proceed east along the A27 passing straight over the Tangmere/Boxgrove roundabout and at the Fontwell roundabout take the third exit off into Fontwell Avenue. Proceed to near the end and before the mini roundabout turn right into Peckham Chase. At the 'T' junction turn right (Peckham Chase) and follow the road round, taking the second turning on the right into Legg Vale. Number 6 is at the end on the right with the junction of Newell Crescent.

What3words - [swim.actor.aced](#)

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

