



82 Easthampnett Lane, Easthampnett, PO18 0JU

Guide Price £650,000

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Charming flint-fronted character cottage in rural Easthampnett

- Fabulous countryside views
- Stunning south and west facing kitchen/family room
- Woodburning stove
- Second reception room/bedroom
- Luxury ground floor bathroom
- Three first floor bedrooms
- Luxury shower room
- Well-proportioned garden
- Garage and off-road parking for four cars
- Summer house/home office

Situated in the peaceful hamlet of Easthampnett some four and a half miles east of Chichester, this beautifully presented semi-detached period home dates back to the 1800s when it would have been a farm workers cottage. In recent years it has been thoughtfully extended and upgraded to a high standard.

The property offers flexible and well-proportioned accommodation. At its heart is a stunning open-plan kitchen/family room, featuring sleek gloss units, quartz worktops, integrated appliances and a large central island ideal for informal dining. The sitting area is enhanced by an exposed brick fireplace with a log burner, creating a warm and inviting space.





Additional ground floor accommodation includes a second reception room (or potential fourth bedroom), a utility/cloakroom and a further versatile room suitable as a home office, snug or potential bathroom.

Upstairs, there are three bedrooms and a stylish modern shower room.

Externally, the property benefits from a garage and driveway parking for multiple vehicles. The wraparound gardens are a standout feature and generous in size, mainly laid to lawn and enjoying attractive views over open fields. There is also a detached office/cabin, perfect for remote working or creative use.

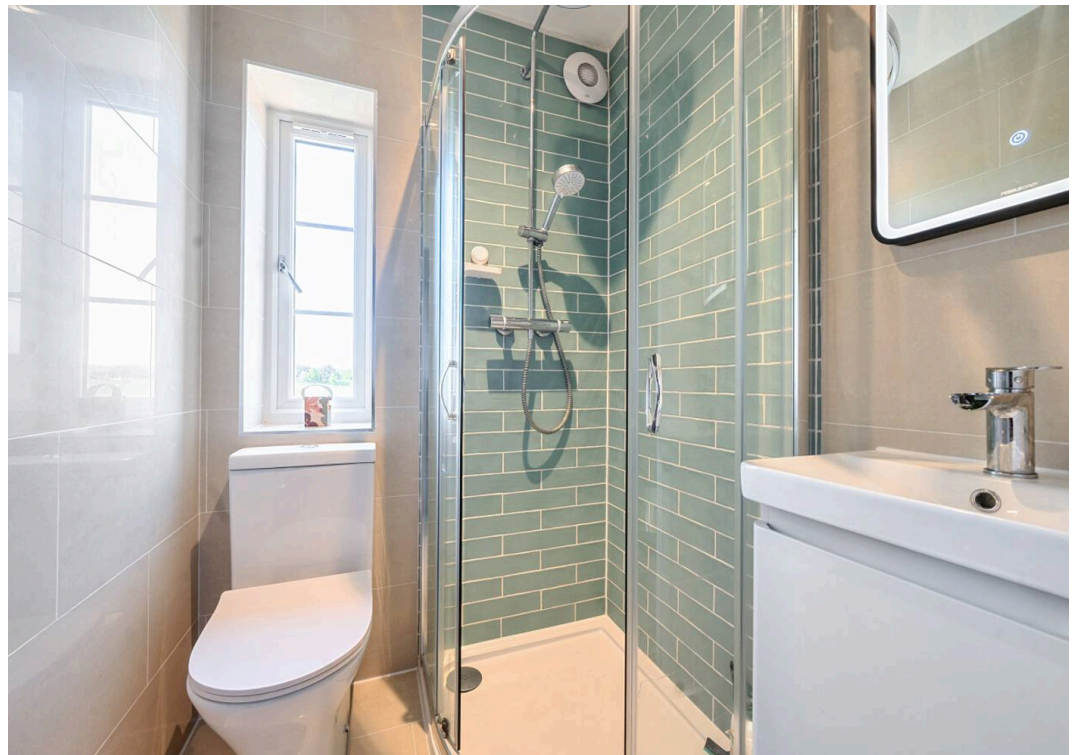
This delightful home combines period charm with modern living in a sought-after rural setting.

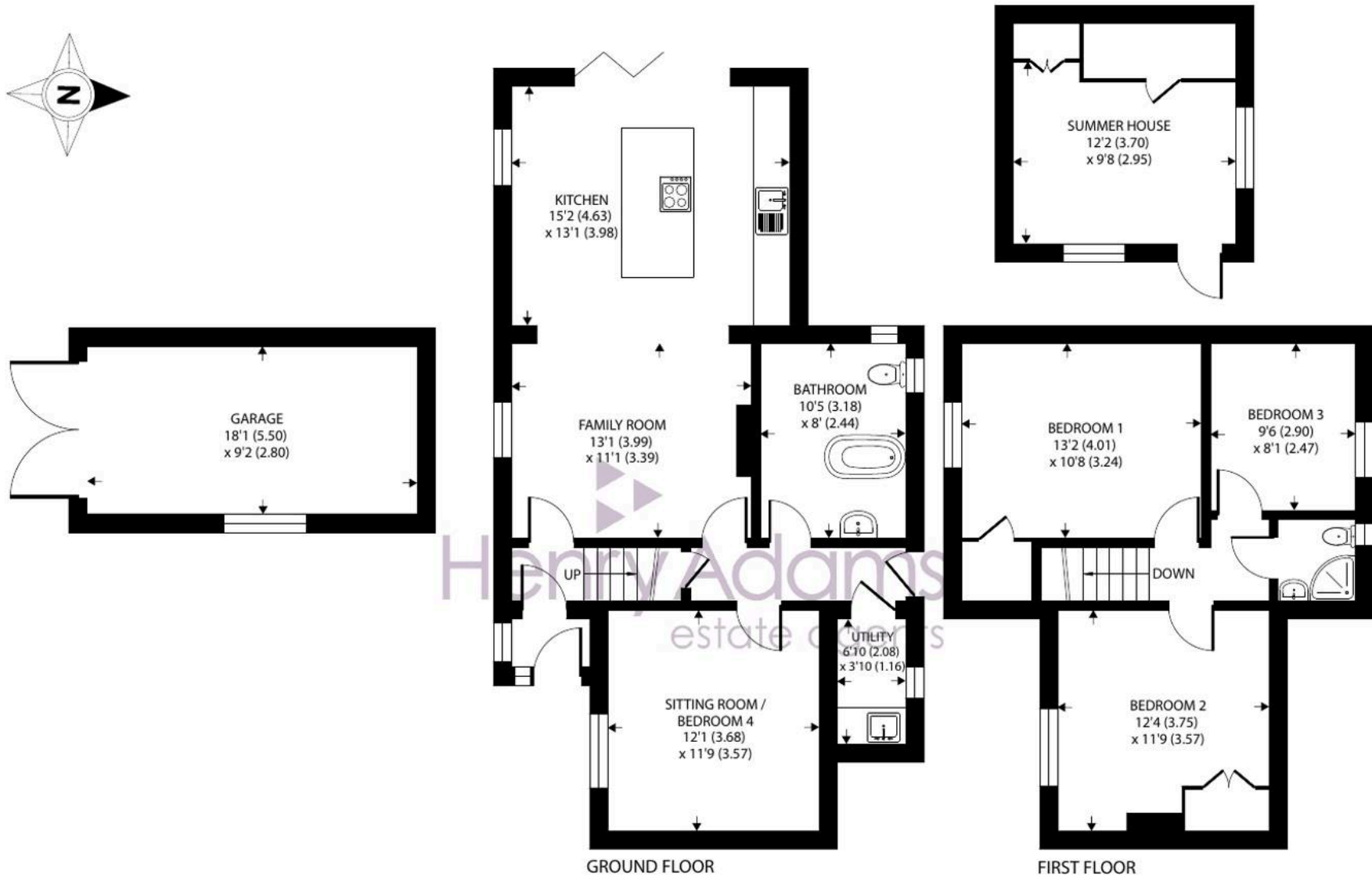
Chichester District Council - 26/27 Tax Band E £3,027.38 EPC-D

Agents Note: In accordance with the provisions of the Estate Agent Act 1979 we confirm that the vendor is an employee of Henry Adams LLP.









Approximate Area = 1165 sq ft / 108.2 sq m
Garage = 166 sq ft / 15.4 sq m
Outbuilding = 147 sq ft / 13.6 sq m
Total = 1478 sq ft / 137.2 sq m

For identification only - Not to scale



Location - Local shops are to be found in the nearby villages of Tangmere, Boxgrove and Eastergate and the city of Chichester is only four and a half miles away with easy access along the A27. The cathedral town of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre, other cultural facilities and a mainline station to London Victoria. Goodwood 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 including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and watersports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks in the South Downs National Park and around the harbour and coast.

Directions - From Chichester proceed east on the A27. Proceed over the Tangmere/Boxgrove roundabout taking the next turning on the right, signposted to Westergate & Barnham (B2233). Turn immediately right into Marsh Lane which leads into Easthampnett Lane. The property is approximately 0.38 of a mile on the right. What3words - imply.circle.nuns





Henry Adams - Chichester

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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.