



Lavender Lodge, Fontwell Avenue, Eastergate, PO20 3RZ

Guide Price £750,000



Lavender Lodge, Eastergate

A particularly versatile opportunity

- Extended detached house
- Multiple reception rooms
- Kitchen/family room
- Utility and ground floor WC
- Four bedrooms (one en-suite)
- Bathroom with separate shower
- Static home
- Outbuildings and parking
- Garden with heated pool

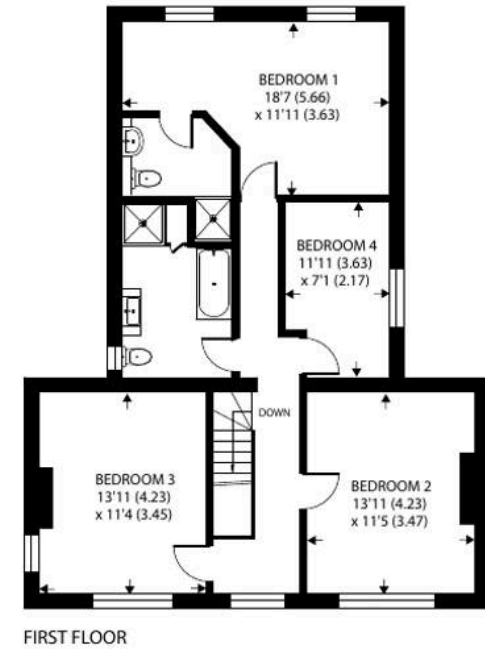
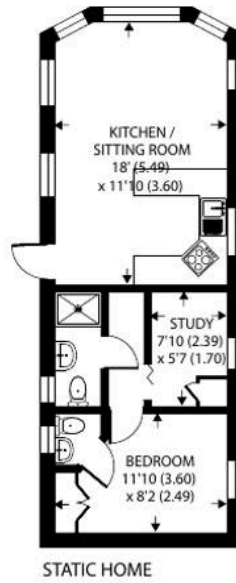
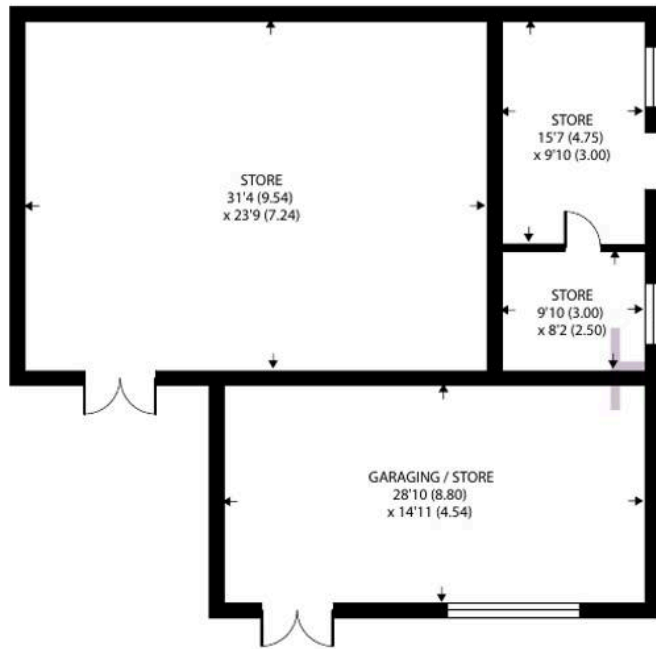
This impressive extended detached home offers generous and versatile accommodation, perfectly suited for modern family living. The ground floor features a welcoming sitting room, formal dining room and a spacious open-plan kitchen/family room, complemented by a utility room and a convenient bathroom/cloakroom. Upstairs, the principal bedroom benefits from its own en suite, alongside three further well-proportioned bedrooms and a family bathroom with a separate shower cubicle.

Externally, the property continues to impress with extensive garaging and a range of outbuildings, providing excellent storage or potential for a variety of uses. Set within the grounds is a fully equipped static home, offering additional flexible living space with an open-plan kitchen/sitting room, a bedroom with en suite toilet, a separate shower room/WC and a second bedroom or study, ideal for guests, extended family or home working.









Approximate Area = 1908 sq ft / 177.2 sq m
Static Home = 410 sq ft / 38 sq m
Garaging / Store = 757 sq ft / 70.3 sq m
Outbuildings = 666 sq ft / 61.8 sq m
Total = 3741 sq ft / 347.3 sq m

For identification only - Not to scale



Outside - The beautifully maintained garden is of a generous size and features a heated swimming pool, creating a perfect setting for relaxation and entertaining. Ample off-road parking further enhances the practicality of this unique home. Early viewing is highly recommended to fully appreciate the exceptional lifestyle opportunity on offer.

Location - The property is conveniently located near to the A27, between Chichester and Arundel and opposite Fontwell Park Racecourse. Convenience shops and garage services are located nearby, as is a hotel and the Old Stables Vintage Inn. The village of Barnham offers a range of local shops, doctors' surgery and mainline railway station to London Victoria. The nearby Fontwell racecourse offers a season of jump horse racing whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival and a season of flat horse racing. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, library and Festival Theatre.

Directions - From Chichester proceed east along the A27. On reaching the Fontwell roundabout, turn right into Fontwell Avenue. After approximately 0.4 of a mile Lavender Lodge is on the left. what3words - settle.yelled.tractor

Arun District Council - 26/27 Tax Band F - £3,585.57 EPC-C





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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.