



**Briarcroft, Fontwell Avenue, Eastergate, PO20 3RY**

Guide Price **£635,000**

  
**Henry Adams**  
estate agents



## Briarcroft, Eastergate

A spacious bungalow offering versatile accommodation.

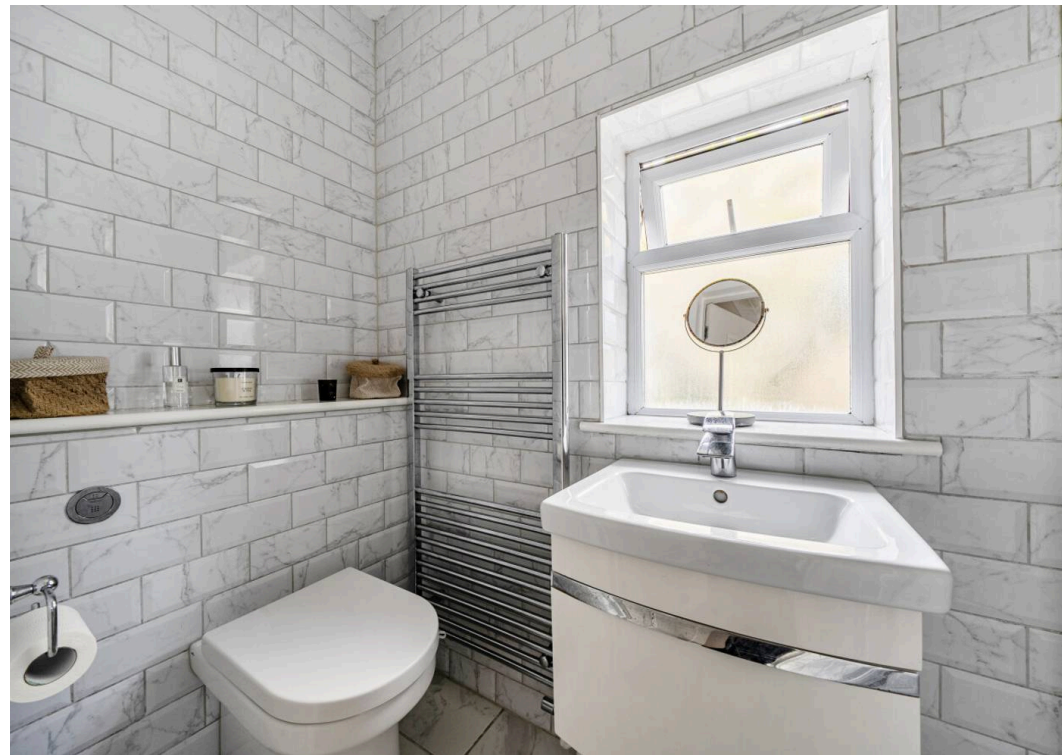
- Detached bungalow
- Four double bedrooms
- Wrap around gardens
- Off-road parking
- Close to amenities
- Viewing recommended

Set in a peaceful and private location, this detached bungalow combines a sense of seclusion with excellent convenience, being within easy reach of local shops, schools and transport links. Fontwell Racecourse is within walking distance, while Chichester lies approximately seven miles to the west and Arundel around five miles to the east.

The property offers a spacious and versatile layout, enhanced by an abundance of natural light throughout. The entrance hall leads into a comfortable sitting room, where a bay window and fireplace create a welcoming focal point. To the rear, a glazed garden room provides a flexible space for dining or relaxation, enjoying views over the garden and direct access outside. The kitchen is both practical and sociable, featuring generous storage and a central island ideal for everyday living.

There are four well-proportioned double bedrooms, including a main bedroom with French doors opening onto the garden, fitted storage and a modern en suite shower room. A contemporary family bathroom serves the remaining bedrooms.









Approximate Area = 1900 sq ft / 176.5 sq m  
 Outbuilding = 140 sq ft / 13 sq m  
 Total = 2040 sq ft / 189.5 sq m

For identification only - Not to scale



**Outside** - A gravel driveway provides parking for several vehicles, while a converted garage offers a versatile space suitable for a home office, games room, or gym. The wraparound garden affords a high degree of privacy and features lawn, patio areas and mature planting.

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

**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. The property can be found on the left after Claremont Lodge. What3words - [.com/slimy.irrigate.ground](https://www.what3words.com/slimy.irrigate.ground)





## Henry Adams – Chichester

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