



Morcott, Old Rectory Drive, Eastergate, West Sussex, PO20 3XH

Guide Price **£795,000**



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Morcott, Eastergate

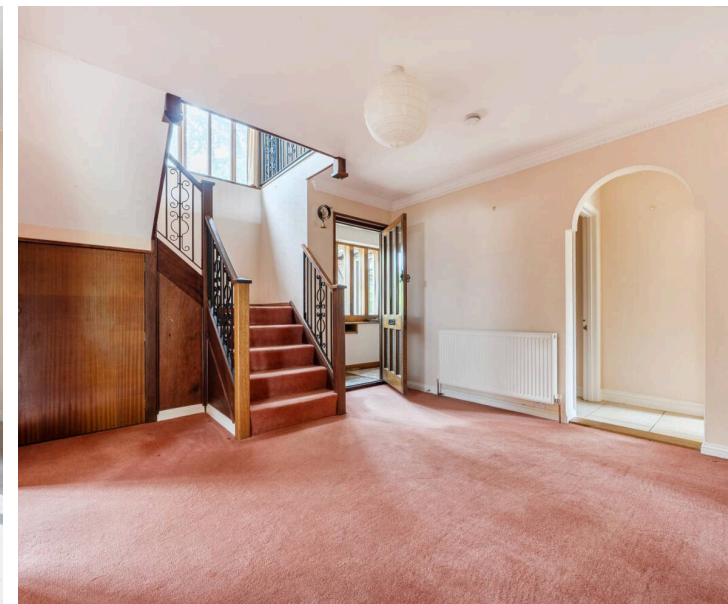
- Chain free
- Cul-de-sac location
- Spacious detached house
- Four double bedrooms
- Four reception rooms
- Double garage and workshop
- EV charging point
- South west facing garden

Offered for sale with no onward chain, this substantial detached family home occupies a desirable cul-de-sac position and provides spacious, well-balanced accommodation throughout.

A welcoming reception hall leads to a generous sitting room, separate dining room, bright conservatory and a versatile study, making the property ideally suited to modern family living and home working.

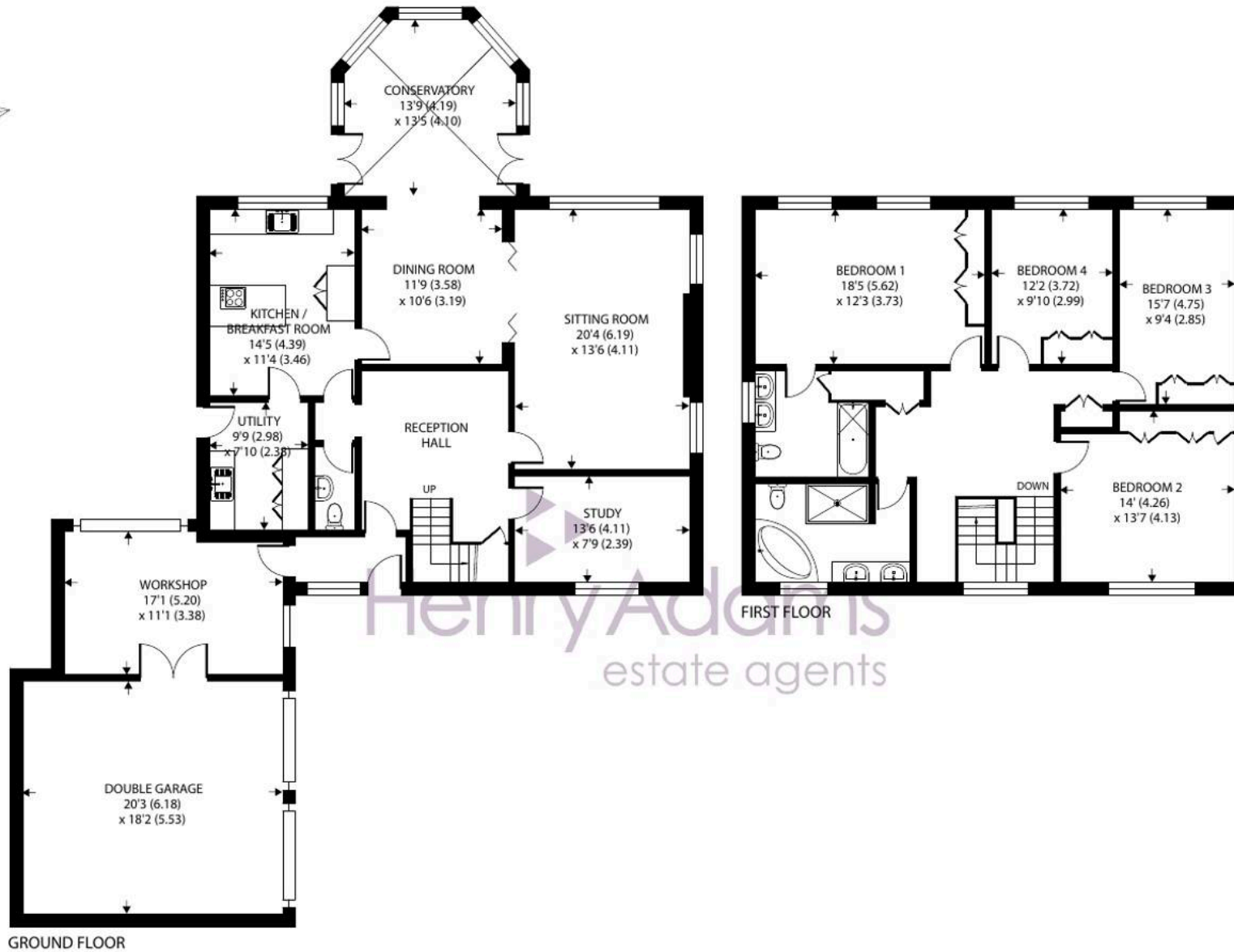
The well-appointed kitchen/breakfast room is complemented by a separate utility room, while upstairs a galleried landing gives access to four double bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom featuring a separate shower cubicle.

There is substantial roof space, ideal for conversion (subject to the usual planning constraints).









Henry Adams
estate agents

Approximate Area = 2333 sq ft / 216.7 sq m
Garage = 561 sq ft / 52.1 sq m
Total = 2894 sq ft / 268.8 sq m

For identification only - Not to scale



Outside - The property benefits from a double garage with EV electric charging point and adjoining workshop. There is a south-west facing garden, perfect for outdoor entertaining and enjoying afternoon and evening sunshine.

Combining generous living space, practical features and an enviable location, this is an exceptional family home that must be viewed to be fully appreciated.

Arun District Council - 26/27 Tax Band G £ 4,137.20 EPC-C

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 and then immediately left into Church Lane. After approximately 0.13 of a mile turn left into Old Rectory Drive. The property is towards the end on the right. What3words - jeeps.rivers.fortnight





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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.