



Lacre Fontwell Avenue, Eastergate - PO20 3RU

Guide Price £595,000



STRIDE & SON

Lacre Fontwell Avenue

Eastergate, Chichester

A beautifully presented detached bungalow offering stylish, spacious accommodation, four bedrooms, modern kitchen/dining space, conservatory, generous parking and a lovely rear garden.

- Beautifully presented detached bungalow
- Approx. 1,451 sq ft of accommodation
- Four bedrooms
- Stylish open-plan kitchen, breakfast and dining room
- Impressive sitting room with feature media wall
- Conservatory overlooking the rear garden
- Utility room and separate cloakroom
- Modern shower room and further bathroom
- Attractive rear garden with patio, lawn and greenhouse
- Generous driveway parking







ACCOMMODATION

At the heart of the home is a well-appointed kitchen/breakfast/dining room with contemporary cabinetry, integrated appliances and space for everyday dining, complemented by a useful utility room.

The sitting room is particularly impressive, with herringbone-style flooring, recessed lighting and an attractive media wall. Sliding doors lead through to the conservatory, creating a bright additional seating area overlooking the garden.

There are four bedrooms, one currently used as a home office, making the layout ideal for families, downsizers or those working from home. The principal bedroom is well proportioned, with the remaining rooms providing comfortable accommodation for family or guests.

The property also benefits from a modern shower room, additional bathroom facilities and a separate cloakroom.

Outside, a generous gravelled driveway provides ample off-road parking. The rear garden has large lawn, established planting, patio areas and a greenhouse, creating an attractive and private space for relaxing, entertaining or gardening.

Planning permission was previously granted for a detached garage, with the vendor advising that the footings are already in place, under reference **BN/35/23/HH**.



Fontwell Avenue is set in a popular residential area within easy reach of Chichester, the South Downs and the coast. The location offers a lovely balance between village-style convenience and access to larger nearby centres, with local amenities, schools, countryside walks and transport links all close at hand.

The area is particularly well placed for access to the A27, making travel towards Chichester, Arundel, Worthing and Portsmouth straightforward. Goodwood, Fontwell Park Racecourse, the South Downs National Park and the beaches along the West Sussex coast are also within easy reach, making this an appealing spot for those wanting both everyday convenience and lifestyle appeal.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







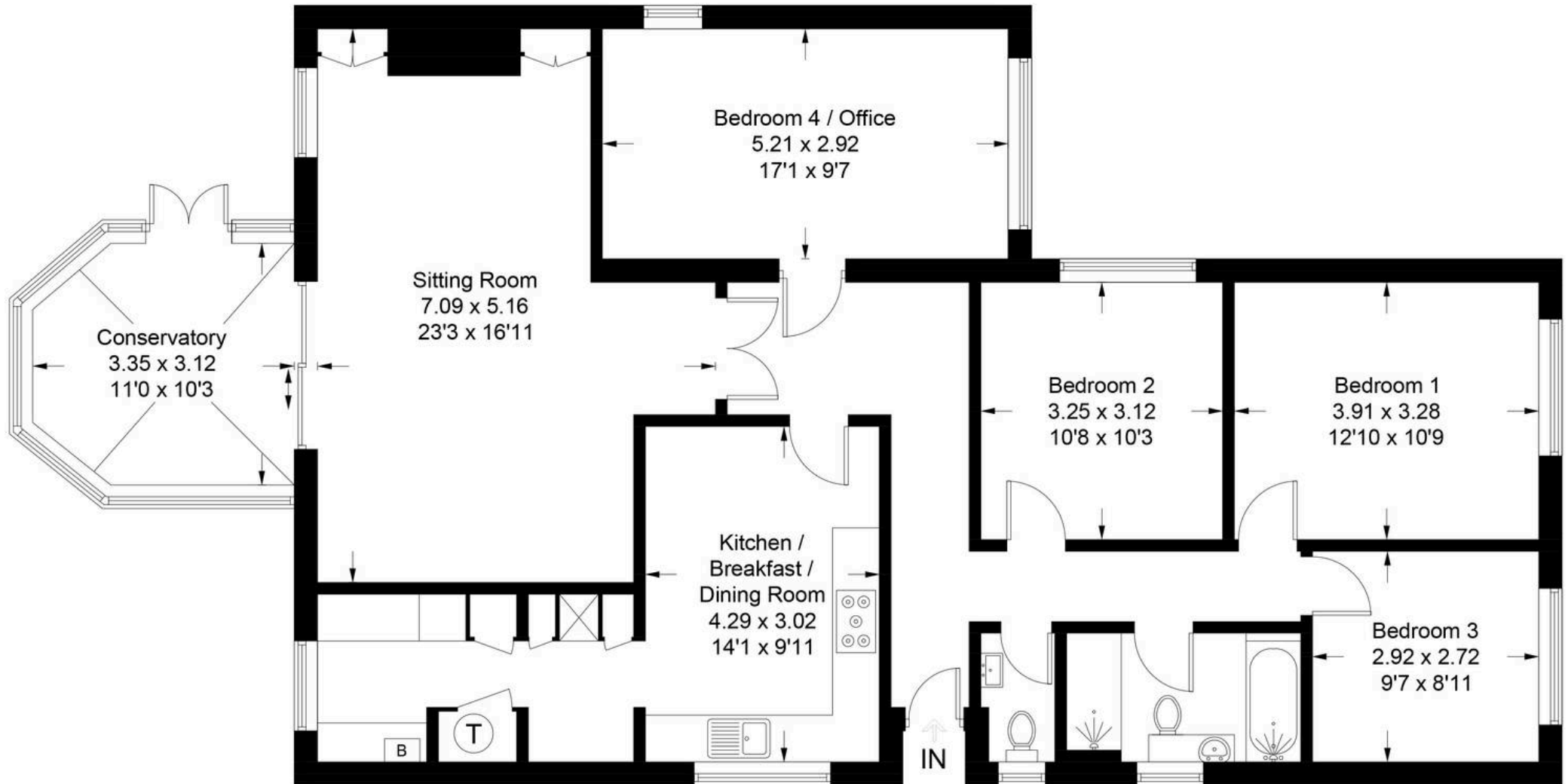
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Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft



Produced for Stride & Son Estate Agent.



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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