



**Bell & Blake**  
SALES & LETTINGS

Barnham Road, Eastergate, Chichester West Sussex

Guide Price £795,000

## Little Warwick , Barnham Road, Eastergate, Chichester West Sussex



4



6



4



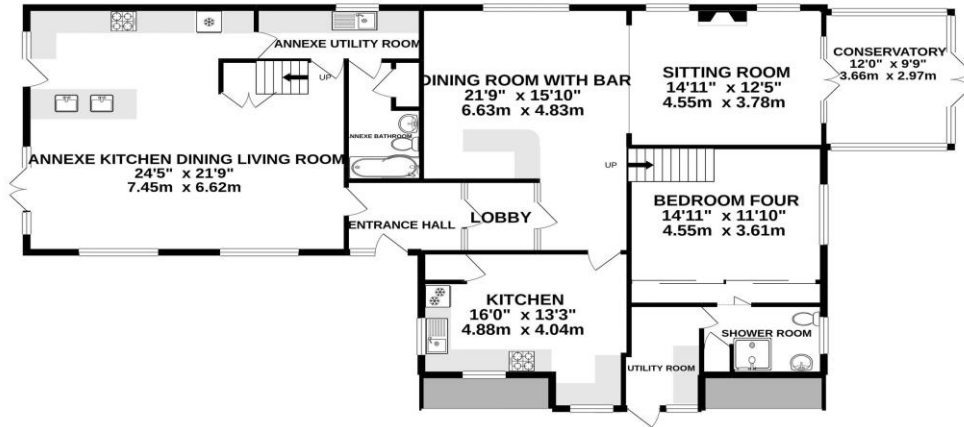
- ▶ 4 Bed house and linked 2 bedroom Annexe
- ▶ Substantial plot under half an acre
- ▶ Versatile accommodation, can be 6 beds 4 bathrooms 4 reception areas
- ▶ Ample off road parking to the front and rear
- ▶ Large workshop, sheds and static home to the rear
- ▶ 6 miles to Chichester, 5 miles to Arundel, under a mile from Barnham train station and centre
- ▶ Large Roof Terrace

Situated on a substantial plot of just under half an acre. This 4 bed detached house boasts an attached 2 bedroom Annexe. The property offers great versatility and flexibility with the way you use the space (check out the floor plans to see how it could work for you). In total the property has 6 bedrooms, 4 bathrooms, an open plan kitchen dining living room, further kitchen, lounge, dining room, conservatory, 2 utility rooms. Outside there is a further one bedroom static home to the rear and large workshop and storage sheds. There is ample parking to the front and rear, and large front and rear gardens.

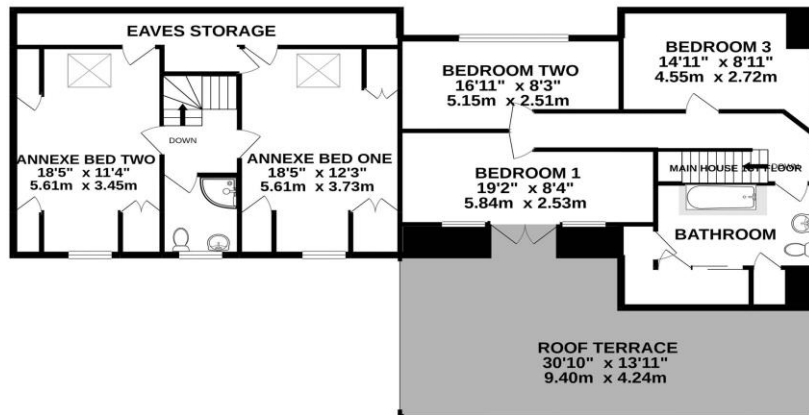
Council Tax Band: F



**GROUND FLOOR**  
1804 sq.ft. (167.6 sq.m.) approx.



**1ST FLOOR**  
1302 sq.ft. (121.0 sq.m.) approx.

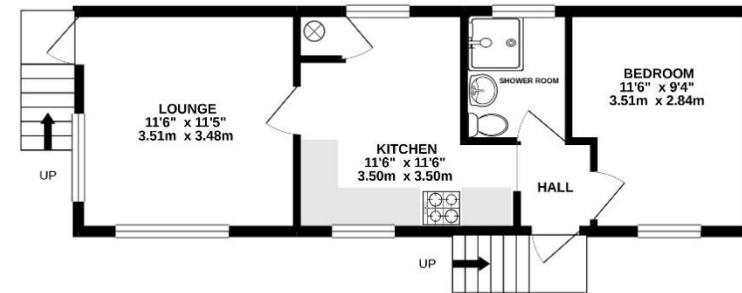


TOTAL FLOOR AREA : 3107 sq.ft. (288.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

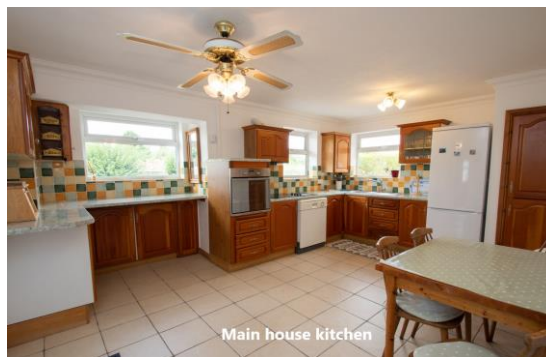
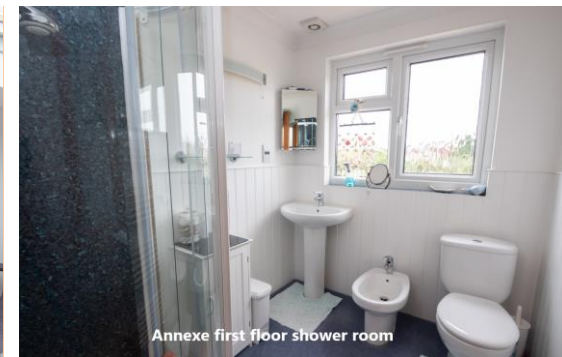
**Static Home**

**GROUND FLOOR**  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
www.epc4u.com		