



Toad Hall, Fontwell Avenue  
Eastergate, West Sussex, PO22 3RY

## Toad Hall, Fontwell Avenue

A beautifully presented four-bedroom detached bungalow, located in an enviable position within the heart of the six villages which boasts an eclectic mix of shops, restaurants and railway station, which is direct to London Victoria.

Freehold · 4 bedrooms · 2 bathrooms · Kitchen/breakfast room · Double garage · Spacious accommodation

### Description

Toad Hall is an exceptionally spacious four bedroom detached bungalow which has recently benefitted from a schedule of modernisation. This attractive home sits well back in its plot, in an extremely convenient position and benefits from being within easy reach of the comprehensive shopping facilities and mainline train station to London Victoria, within the six villages.

The village of Eastergate lies equidistant from the cathedral city of Chichester and the historic market town of Arundel.

The property has been updated and extended by the current vendors to create a light and spacious home offering a large degree of flexibility.

This attractive bungalow sits well back of the road with an attractive driveway allowing parking for several cars and front lawns.

On entering the property there is a large welcoming entrance hall with doors leading to all principal reception rooms. The incredibly spacious sitting room looks out over the front gardens. This is a particularly attractive space with a feature fireplace and doors leading to the formal dining room, which benefits from access out to the rear garden and the study/bedroom four.

Located in the heart of the property is the spectacular



kitchen/breakfast room. This stunning open plan space looks out over the picturesque rear garden with one section dedicated to a well-appointed kitchen with central island. Looking out over the rear is the breakfast/family area with log burner.

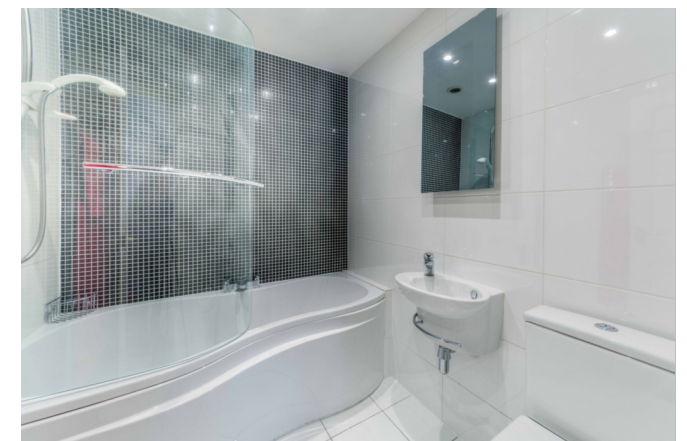
There are three further generous bedrooms, two of which look over the front garden with the master bedroom and its ensuite looking over the rear garden. In addition to the ensuite a family bathroom located from the hall serves the three remaining bedrooms.

Completing the accommodation is a recently remodelled utility room, which boasts access out to the driveway.

To the front of the property are pretty gardens and a large driveway leading to the attached double garage. The rear garden is a particular feature, being very secluded with mature trees and herbaceous borders, well kept lawns, raised seating area and an ornamental pond.

### Location

Barnham is a popular village within sight of the South Downs National Park, local shopping facilities can be found in the centre of the village along with the mainline station providing a regular service to London Victoria in about 1 hour 30 minutes. Comprehensive facilities may be found in Chichester with a wide selection of shops, superstores, restaurants and bars. The surrounding area offers a variety of recreational facilities including a number of golf courses, the nearest being at Goodwood itself, which also provides a country club with gym, indoor swimming pool and tennis courts. Famous for its horse racing, Goodwood also plays host to the Annual Festival of Speed and the Revival of this historic motor circuit, both of which have become prominent events on the social calendar. To the south the waters of Chichester Harbour and the Solent provide some of the most popular sailing facilities within easy reach of London. Most notably there are sailing clubs at Itchenor, Bosham and Chichester Marina. The beaches at East Head and West or East Wittering provide many opportunities for bathing, windsurfing, kite boarding and more recently land boarding.

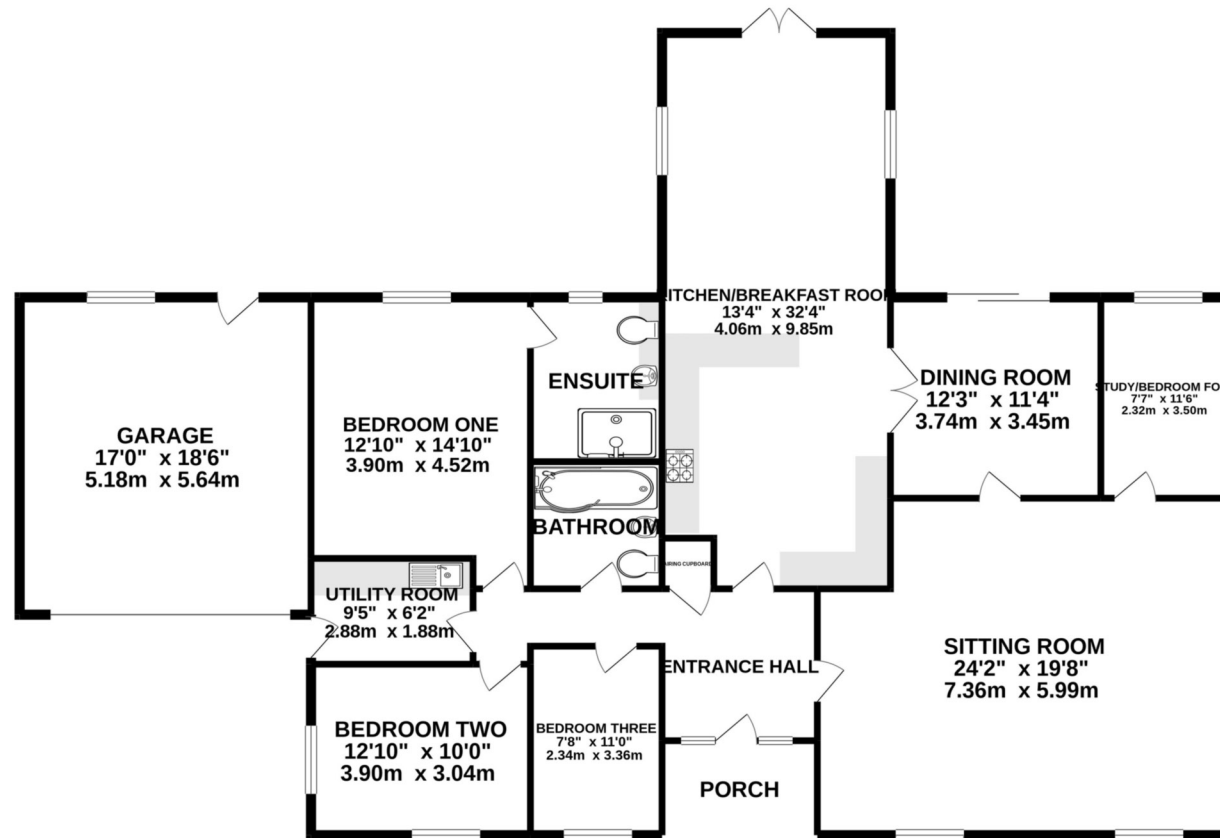








GROUND FLOOR  
2203 sq.ft. (204.7 sq.m.) approx.



TOTAL FLOOR AREA : 2203 sq.ft. (204.7 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.

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### Services

Water, gas, electricity and mains drainage are connected.  
Please note that none of the services or appliances have been tested by Pegasus.

### Council Tax

Arun District Council Tax: Band F

### Reference

PEG - toa

### Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



**Pegasus Properties**

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