



1 Holmdale
Eastergate, Chichester, PO20 3AA

1 Holmdale

Set in a picturesque, semi-rural location, within the six villages which boasts an eclectic mix of shops, restaurants and railway station, which is direct to London Victoria, sits this beautifully presented detached home. This exceptional property has recently been subject to a comprehensive schedule of updating and remodelling to create a stunningly spacious home, with manicured south and west gardens, three generous reception rooms, five double bedrooms, a detached double garage with driveway parking and summer house currently housing a hot tub.

Freehold · 5 bedrooms · 3 bathrooms · 3 reception rooms · Double garage · Summer house with hot tub

Description

This beautifully presented five bedroom detached home enjoys an enviable position within a small development of properties within the picturesque village of Eastergate, which is just a short distance from Barnham and its mainline train station.

The property is approached via Wandleys Lane, a particularly attractive semi-rural lane, with 1 Holmdale enjoying arguably the best position, being a secluded plot and manicured south and west facing rear gardens.

In total the property offers 2800 sq ft of space with accommodation arranged over three levels within the house. On entering the property there is a spacious entrance hall with stairs rising to the first-floor landing and doors giving way to all of the ground floor reception spaces.

The reception rooms comprise of a double aspect sitting room with an attractive open fireplace and double doors opening out to the rear terrace and gardens, a formal double aspect dining room with door out to a second terrace and a study which looks out over the front aspect.

The modern well-appointed kitchen/breakfast room is of particular note, being a recent addition to this beautiful home with an adjoining utility room which in turn gives side access to the garden.



A refitted cloakroom completes the ground floor and is located from the entrance hall.

Four of the five double bedrooms are located on the first floor including a very large guest bedroom with two built-in double wardrobes and an en-suite shower room. The remaining three bedrooms on this floor are served by a modern family bathroom.

The master bedroom suite occupies the entirety of the second floor. This exceptional space enjoys a vast array of built-in wardrobes and eaves storage, a stunning re-fitted en-suite bathroom, with Italian marble wall tiles and heated travertine floor tiles, corner bath, and steam shower with mood lighting.

To the front of the property there is a driveway providing off-road parking for several cars and access to the detached double garage and workshop with twin electronically operated up-and-over doors.

The front garden has an area of lawn, flower beds with roses and box hedging and post and rail fencing.

The rear gardens wrap around the property, to the rear is a raised terrace which steps down to well-kept lawns with well stocked herbaceous borders and mature trees. At the back of the rear garden is a circular patio. The lawns and mature borders wrap around the side of the house leading to the enclosed front garden where further lawns and mature trees create a vast degree of seclusion. In this area a recently landscaped travertine tiled terrace with feature wrought iron surround have been set adjoining the formal dining room. There is further seating area located by the walled and gated entrance to the front.

An attractive summerhouse housing a hot tub and seating area is located to the front boundary, with a working timber garden shed 10ft x 8ft with light and is shielded alongside the garage.









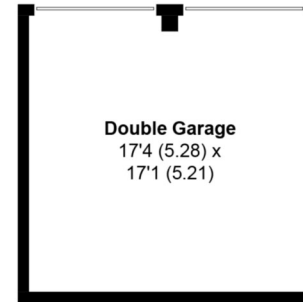
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APPROXIMATE GROSS INTERNAL AREA = 2388 SQ FT / 221.9 SQ M

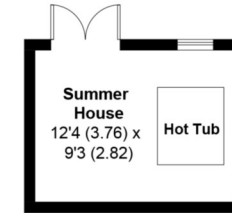
GARAGE = 297 SQ FT / 27.6 SQ M

SUMMER HOUSE = 115 SQ FT / 10.7 SQ M

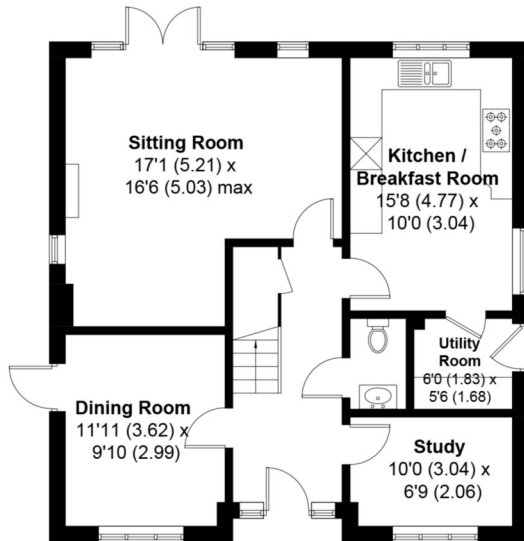
TOTAL = 2800 SQ FT / 260.2 SQ M
(INCLUDING EAVES)



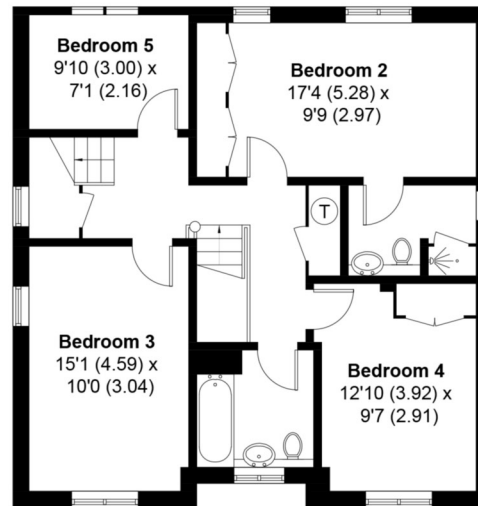
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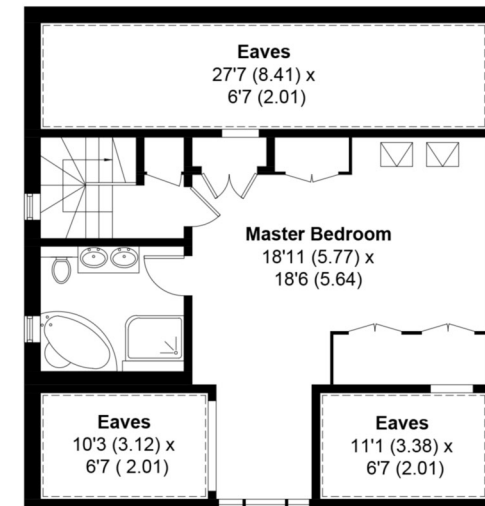
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID563900)

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 - 1hol

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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