



2 BLACKTHORN GARDENS, WANDLEYS LANE, EASTERGATE, WEST SUSSEX, PO20 3SE

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APPROXIMATE GROSS INTERNAL AREA = 1942 SQ FT / 180.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£875,000 Freehold

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- Stamp Duty Incentive until 31.08.25
- Exclusive Small Development
- Show Home Available To View
- 4 Bedroom Detached Family House
- Open Plan Kitchen / Dining
- Integrated Appliances
- Study & Utility Room
- Underfloor Heating
- Double Garage

EPC RATING

Current = B
Potential = B

COUNCIL TAX BAND

Band = New Build

Blackthorn Gardens is a new development of four distinguished family homes in Eastergate, close to the historic towns of Arundel and Chichester and within walking distance to The South Downs National Park. The properties are well placed for transport links to the nearby village of Barnham with excellent local amenities and its mainline railway station with direct links to London and the South Coast. Eastergate has good bus services to the local villages and nearby towns and the A27 provides access to Southampton to the West or Brighton to the East.

Number 2 Blackthorn Gardens is a detached house which comprises of a living room, stylish kitchen/dining room with bifold doors onto the patio and rear garden and a separate utility room with ample space for a washer and dryer. The kitchens have an induction hob, an electric oven with additional single oven / combi microwave with warming drawer, integrated fridge freezer and dishwasher. The worktops are Silestone with matching splash backs. Furthermore, there is a study and a ground floor cloakroom which is accessed from the hallway. The Daikin Air Source heat pump provides underfloor heating to the ground floor with independent zone stats. The entrance hall, kitchen, utility and cloakroom have Porcelanosa floor tiles.

Upstairs, Bedroom One has an en-suite shower room and dressing area and Bedroom Two benefits from built in wardrobes and an en-suite shower room. The first floor is completed with two double bedrooms and a family bathroom. The bathrooms are fitted with Roca Gap sanitaryware, and have an integrated sink and vanity unit. Floor and wall tiling is by

Porcelanosa. Low temperature radiators to the first floor - all with TRVs.

Outside, is a turfed garden with patio area, outside tap and a double garage and parking. The property has an electric vehicle charging point and external lights to the front and rear elevations.

Built by Briarsgate Homes, each house has been individually designed to deliver the perfect blend of spacious comfort and modern day convenience. A Briarsgate Home has the 'wow' factor from the architectural design to the high specification and meticulous attention to detail of the internal features and finishes.

Founded in 2020, Briarsgate Homes has sustainability at the heart of everything they do, from their choices of materials to their construction practices, they strive to minimize their environmental impact.

New Homes Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Images shown may be from previous developments and are just an indication for illustrative purposes only. Please note EPC's are predicted

Directions

From the Fontwell roundabout proceed south along Fontwell Avenue, taking the first turning left into Wandleys Lane. After 0.3 miles, the property will be found on the right hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

