



4 Blackthorn Gardens, Eastergate PO20 3DF

£870,000 Freehold



4 Bedrooms



3 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams



## Key Features

- New Build Family Home
- 4 Bedrooms
- Open Plan Kitchen / Dining
- Study
- Bedroom One with Dressing Area & En-Suite
- Southerly Aspect Garden
- Underfloor Heating
- Electric Car Charging Point
- Double Garage

## EPC Rating

Current = B

Potential = B

## Council Tax Band

Band = New Build

## Tenure - Freehold

Estate Charges:  
KTS Management  
£670pa



# 4 Blackthorn Gardens, Wandleys Lane, Eastergate, PO20 3SE



APPROXIMATE GROSS INTERNAL AREA = 2020 SQ FT / 187.6 SQ M

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

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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.