



WHITLOCKS
ESTATE AGENTS

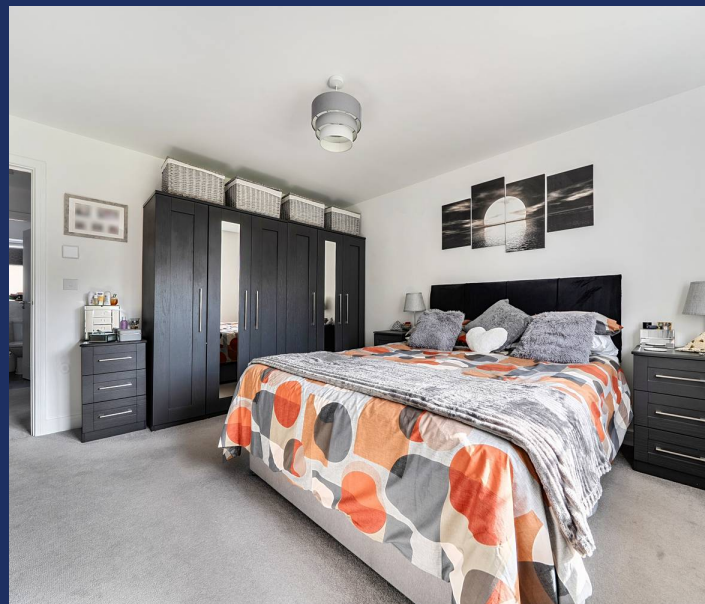
Riggs Lane, Eastergate, Chichester
In Excess of £475,000



Positioned within the sought after village of Eastergate, this impressive four bedroom detached family home offers generous and well planned accommodation, ideally suited to modern family living.

The property benefits from four double bedrooms, a newly fitted kitchen, a beautifully landscaped rear garden, driveway parking for approximately three vehicles and a detached garage, creating an excellent balance of space, practicality and everyday convenience. The ground floor opens into a welcoming entrance hall, leading through to a generously proportioned living room. A feature bay window allows plenty of natural light into the space, creating a bright and comfortable setting for both relaxing and entertaining.

At the heart of the home is the impressive kitchen and dining room, which has been fitted with a stylish new kitchen and provides a wonderfully sociable space for everyday family life. With ample room for a dedicated dining area and direct access onto the rear garden, this inviting space is equally well suited to informal meals, entertaining and larger family gatherings. Also positioned on the ground floor is a separate office, providing an ideal environment for those working from home or studying. Equally, this versatile room could be used as a playroom, snug or additional reception space depending on individual requirements. A convenient downstairs cloakroom completes the accommodation on this level.



Moving upstairs, the property offers four well proportioned double bedrooms, providing comfortable and flexible accommodation for family members and guests. The generous bedroom arrangement makes the home particularly appealing to larger or growing families. The first floor is further served by two separate shower and bathroom facilities, adding valuable practicality to the layout and helping the home function particularly well for busy households.

Outside, the landscaped rear garden provides an attractive setting for outdoor dining, entertaining and family life, with plenty of opportunity to enjoy the space throughout the warmer months.

To the front, a driveway provides off road parking for approximately three vehicles, while the detached garage offers secure parking, useful storage or potential workshop space.

Combining four double bedrooms with a newly fitted kitchen, dedicated home office, landscaped garden and excellent parking, this appealing detached home offers a superb balance of comfort, flexibility and practicality in a desirable village setting.

A viewing is highly recommended to fully appreciate the accommodation, outside space and setting this impressive family home has to offer.

- Four-bedroom detached family home
- Spacious newly fitted kitchen/dining room
- Generous living room with bay window
- Separate home office/study
- Four well-proportioned double bedrooms
- Two first-floor shower/bathroom facilities
- Ground-floor cloakroom
- Beautifully landscaped rear garden
- Driveway parking for approximately three vehicles
- Detached garage







The remarkable and historical City of Chichester offers an abundance of amenities including boutiques, shops, cafes, restaurants, and charming pubs as well as a Festival Theatre. Furthermore, there are excellent Sports Facilities close by such as Tennis Courts, Swimming Pools, and Gyms. Additionally, St Richard's Hospital is on the outskirts of the City Centre is a medium size District Hospital offering a range of services and wards including an Accident and Emergency Department. There are fantastic transport links within the City including a reliable bus service and train station with a direct line to London Victoria. Chichester is also within proximity to Goodwood which is famous for its special events including the world-renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts as well as a season of Horse Racing.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.

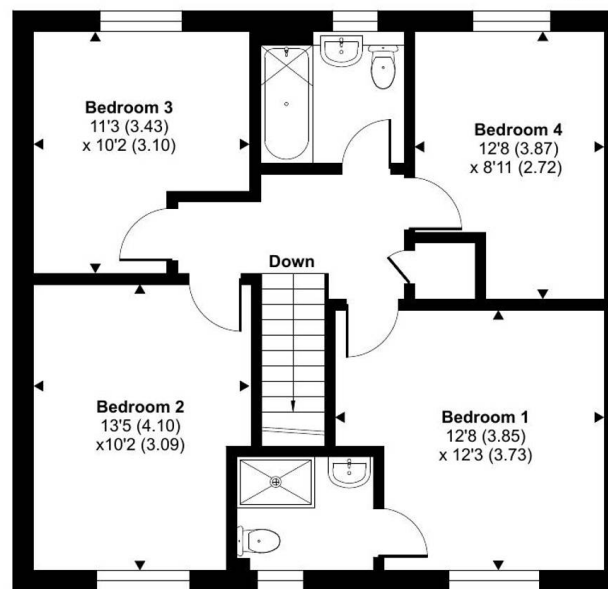
Riggs Lane, Eastergate, Chichester, PO20

Approximate Area = 1369 sq ft / 127.1 sq m

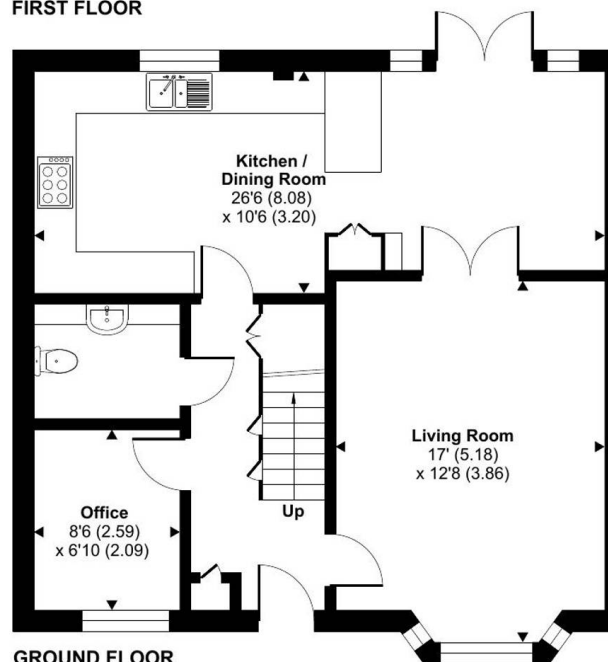
Garage = 209 sq ft / 19.4 sq m

Total = 1578 sq ft / 146.5 sq m

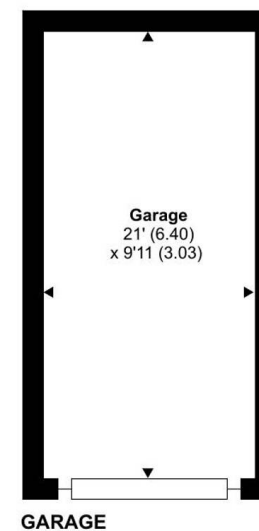
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1526068





Whitlocks Estate Agents

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B