

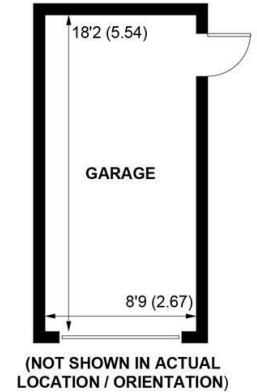
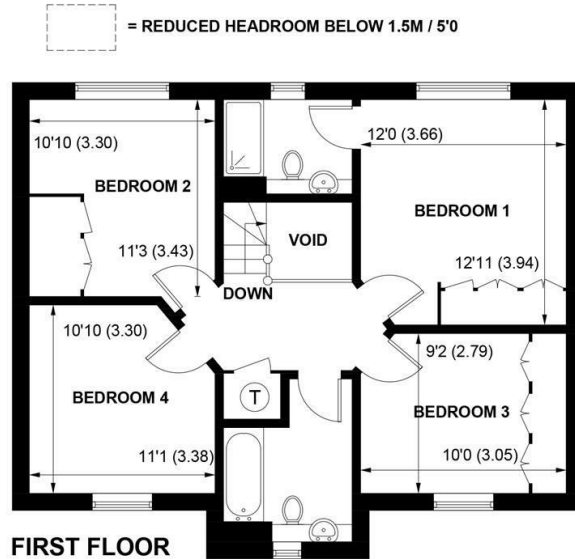
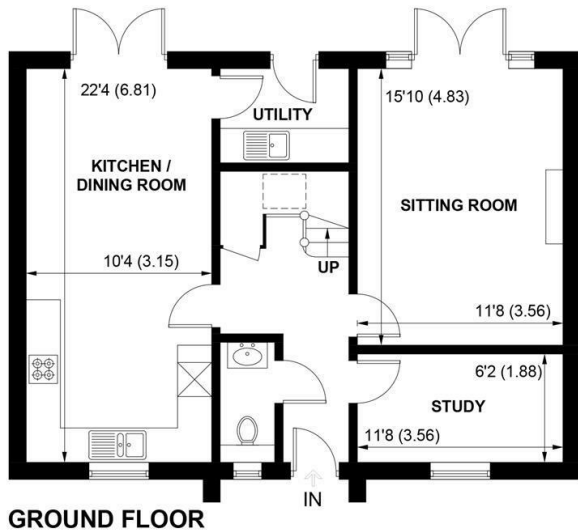
The logo for Sims Williams, featuring the letters 'SW' in a white, elegant script font on a dark blue square background.

Sims Williams



5 THE CHASE, FONTWELL, SUSSEX, BN18 0GR





 = REDUCED HEADROOM BELOW 1.5M / 5'0

APPROXIMATE GROSS INTERNAL AREA = 1401 SQ FT / 130.2 SQ M  
 GARAGE = 158 SQ FT / 14.7 SQ M  
 TOTAL = 1559 SQ FT / 144.9 SQ M  
 (EXCLUDING VOID)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
 Produced for Sims Williams

# £525,000 Freehold

## 5, THE CHASE, FONTWELL, SUSSEX, BN18 0GR

- Stylish Family Home
- Bright Lounge
- Study/Home Office
- Fitted Kitchen/Diner
- Utility Room & Cloakroom
- 4 Good Size Bedrooms
- En Suite Shower Room
- Landscaped Gardens
- Garage & Parking Space

### EPC RATING

Current = C  
Potential = B

### COUNCIL TAX BAND

Band = F

Situated at the end of a quiet cul de sac being close to local shops, school and public transport. This spacious family house is offered for sale in superb condition throughout with viewing strongly advised.

The ground floor provides an entrance hall with door leading to the cloakroom and study/home office. The lounge has a feature fireplace and French doors opening onto the gardens.

The kitchen/dining room is well fitted with a range of light oak fronted units and a range of integrated appliances including oven and microwave, induction hob and extractor as well as a plumbed in dishwasher and fridge freezer.

There is also ample space for table and chairs and double doors opening to the gardens. The separate utility room has space and plumbing for washing machine etc.

On the first floor there are 4 good size bedrooms with the master having fitted wardrobes and an en suite shower room with walk in shower, wash basin and WC.

Two of the remaining bedrooms also have built in wardrobes. The part tiled family bathroom is fitted with a modern white suite.

Outside, the rear garden is a particular feature having been hard landscaped to provide an area of decking with deep, well stocked borders. There is an attractive paved patio area, feature mature Olive tree and outside storage shed, access gates either side of the property.

The open plan front garden provides driveway parking for 2 cars and gives access to the garage with an up and over door.

### 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.

### Directions

From Fontwell Racecourse Roundabout turn into Arundel Road then take the 2nd left turning, after London Road, which takes you into The Chase, the property is situated at the end of the cul de sac.

