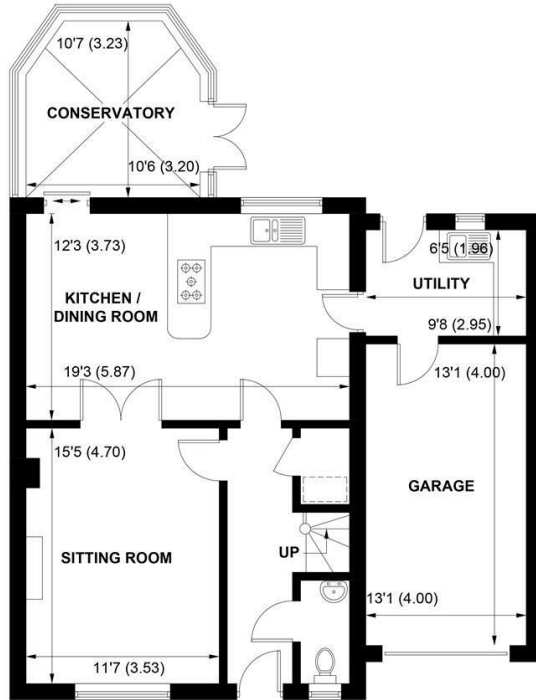


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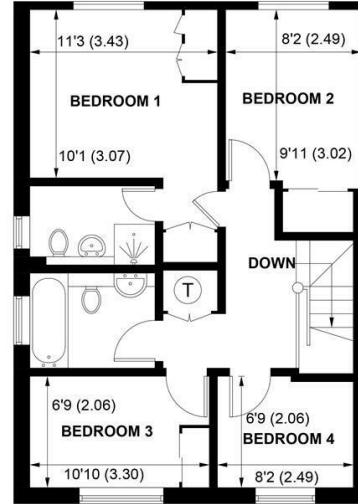
Stans Williams



15 FONTWELL CLOSE, FONTWELL, SUSSEX, BN18 0SW



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1510 SQ FT / 140.3 SQ M
(INCLUDING GARAGE)**

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

£475,000 Freehold

15, FONTWELL CLOSE,
FONTWELL,
SUSSEX, BN18 0SW

- Detached Family House
- Lounge. Dining Room
- Kitchen/Utility Room
- Superb Conservatory
- Ground Floor Cloakroom
- 4 Bedrooms
- En Suite Shower
- Gardens & Garage

EPC RATING

Current = E
Potential = C

COUNCIL TAX BAND

Band = E

Situated in this quiet cul-de-sac being easily accessible to both the facilities in Fontwell, and surrounding villages, Slindon Woods, is within a short walk via the underpass.

The property offers bright accommodation comprising entrance hall, ground floor cloakroom, lounge with feature fireplace and doors opening through to the dining room.

Leading from the dining room there is a conservatory which opens onto the rear garden.

The fitted kitchen, provides a range of units, integrated oven, hob and extractor unit, together with space for further appliances. There is also a separate utility room which opens into both the gardens and the garage.

On the first floor there are four bedrooms, with the master having an ensuite shower room. The family bathroom is fully tiled and fitted with a white suite.

Outside, the property has a westerly rear garden, laid mainly to lawn with paved patio area.

The front garden provides a further area of lawn, ample driveway parking for 4 cars which leads to the garage with its 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 the Fontwell roundabout turn into Arundel Road, past the petrol station and over the mini roundabout. Fontwell Close is the first turning on the right.

