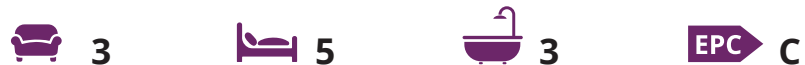




The Lillies, Hunters Mews, Fontwell

A spacious family house in a cul-de-sac setting.



- ▶ Spacious detached house
- ▶ Open plan kitchen/dining room
- ▶ Large music room/reception room
- ▶ Two en-suite facilities
- ▶ Driveway
- ▶ Sitting room
- ▶ Utility room and cloakroom
- ▶ Five bedrooms
- ▶ Bathroom/WC
- ▶ Landscaped garden

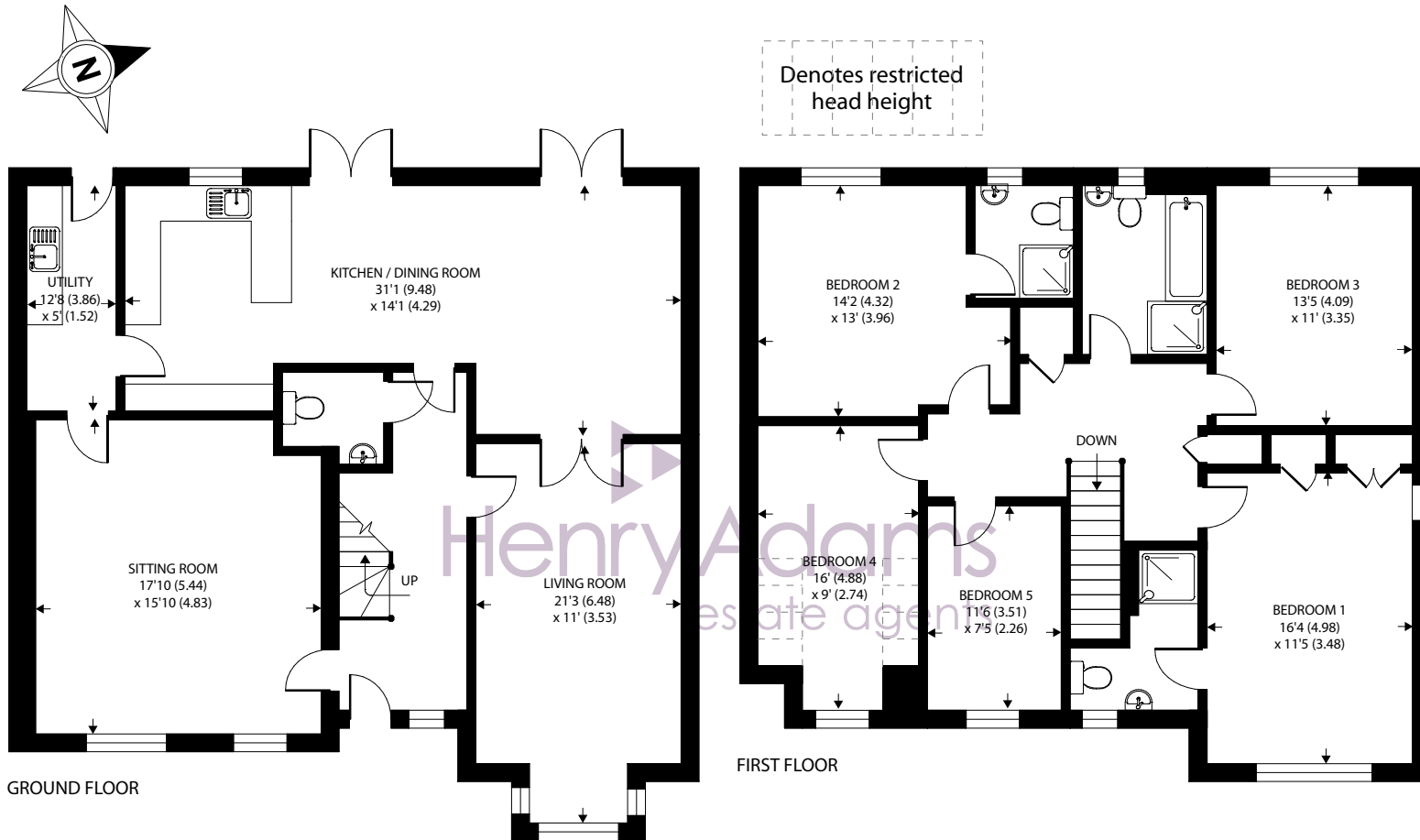
A fabulous five bedroom detached family house situated in a pleasant cul-de-sac location in Fontwell village and convenient distance of Chichester. There is easy access to Slindon Woods providing extensive footpaths and bridleways.

The accommodation offered is both well-presented and well-proportioned. The sitting room and has an attractive bay window and feature fireplace with a living flame gas fire, plus double doors leading to the impressive open plan kitchen/dining room. This room provides an excellent family and entertaining space with two sets of French doors leading out the garden and a door to a useful utility room. Throughout the kitchen/dining room, hallway, utility room and cloakroom there are top quality real Quartz stone tiles. The current owner has converted the double garage into a stunning music room but this versatile space could be used for a whole host of purposes.

On the first floor, there are two bedrooms with en-suite facilities and a further three bedrooms and family bath/shower room/WC.

To the front of the property is a driveway which provides off road parking for a number of vehicles. The rear garden is a salient feature with large patio adjoining the rear of the property which is separated by a lawned area by a low white picket fence. There is also a gazebo benefitting from mains powered light, built-in barbeque, mains power double lamp post, external cold water tap and 3 tiered water fountain can also be found in the garden.





Approximate Area = 2208 sq ft / 205.1 sq m

Limited Area Use(s) = 27 sq ft / 2.5 sq m

Total = 2235 sq ft / 207.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Conveniently located near to the A27, between Chichester and Arundel, Fontwell offers convenience shops and garage services along with a hotel and the Old Stables Vintage Inn. The village of Barnham offers a range of local shops, doctors' surgery and mainline railway station to London Victoria. Fontwell racecourse offers a season of jump horse racing whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival and a season of flat horse racing. Conveniently located between the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, library and Festival Theatre and the historic town of Arundel.

Directions

From Chichester proceed east along the A27 dual carriage way until reaching the Fontwell roundabout. Take the second exit into Arundel Road then after a third of a mile turn left into Hunters Mews, where The Lillies will be found on the left.

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Arun District Council - 24/25 Tax Band G £3,752.74

