



Bell & Blake
SALES & LETTINGS

11 Hunters Mews, Fontwell, Arundel, West Sussex BN18 0UW

Asking Price £720,000

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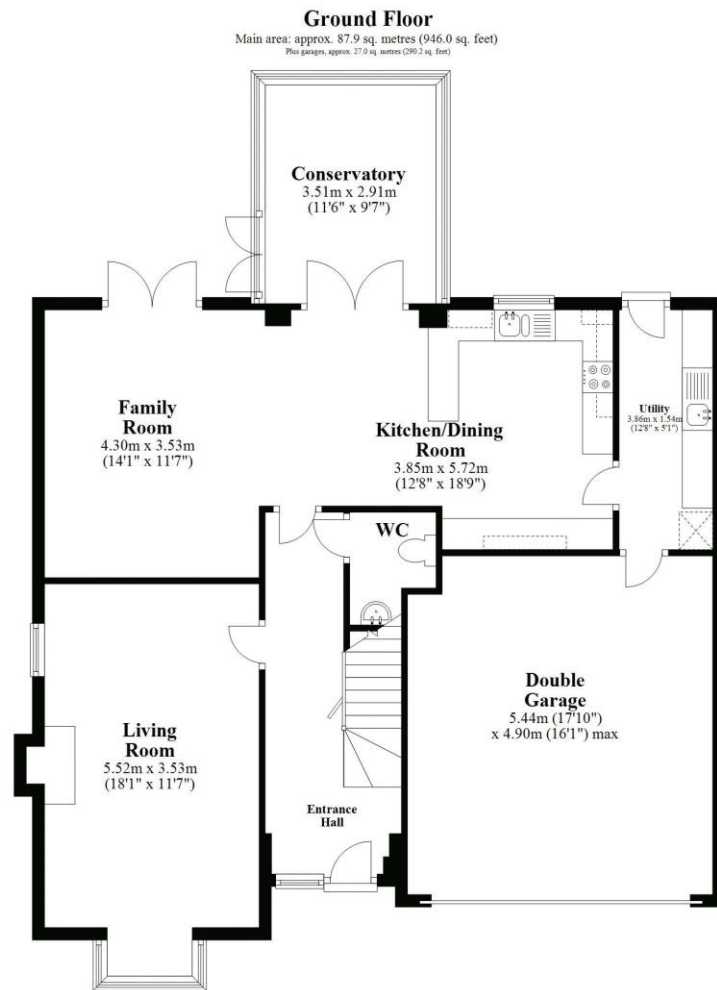
- Substantial Detached House With Double Garage & Large Driveway
- Over 2000 Sq ft Of Living Space
- 5 Well Proportioned Bedrooms (2 with ensembles)
- Open Plan Kitchen Dining Family Room To The Rear & Conservatory
- Large Bay Fronted Sitting Room
- Family Bathroom
- Westerly Aspect Rear Garden Offering A Good Level Of Seclusion
- Cul-De-Sac Location
- Utility Room & Downstairs WC
- NO FORWARD CHAIN

Perfectly situated substantial detached home. The property is conveniently located with Arundel 4 Miles to the East, Chichester 6 miles to the West, The local Beach is 6.5 miles to the South, The Southdown's National Park is 1 mile to the North and Barnham main line train station 2.5 miles down the road. The property boasts Over 2000 sq ft of living space plus a double garage!

If you are looking for bigger rooms this is the place for you. To the first floor there are 5 well proportioned bedrooms (2 with ensembles), a further family bathroom, then to the ground floor there is a large bay fronted lounge, an open plan kitchen dining family room, a conservatory, utility room and downstairs WC. If a study is required the 5th bedroom would be suitable. There is a integral double garage with a spacious driveway in front of it. Outside there is a Westerly aspect rear garden offering a good level of seclusion. NO FORWARD CHAIN.

Council Tax Band: G





Main area: Approx. 190.0 sq. metres (2045.3 sq. feet)
Plus garages, approx. 27.0 sq. metres (290.2 sq. feet)

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		
www.epc4u.com		

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