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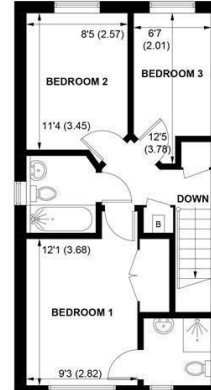
Sims Williams



5 DEANS CLOSE, FONTWELL, WEST SUSSEX, BN18 0SJ



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 947 SQ FT / 88.0 SQ M
GARAGE / OFFICE = 184 SQ FT / 17.1 SQ M
TOTAL = 1131 SQ FT / 105.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£425,000 Freehold

5, DEANS CLOSE,
FONTWELL,
WEST SUSSEX, BN18 0SJ

- Detached House
- Lounge onto Garden
- Kitchen/Diner
- Ground Floor Cloakroom
- 3 Good Size Bedrooms
- En Suite Shower Room
- Family Bathroom
- Attached Garage & Parking
- Southerly Rear Garden

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

The property is situated in a quiet cul-de-sac in Fontwell village giving easy access to the A27 and A29 and a short walk to local amenities.

A covered porch leads to the entrance hall with stairs to the first floor and door to downstairs cloakroom. The lounge has a feature fireplace and double French doors and window overlooking the southerly rear garden.

The kitchen/diner is fitted with a range of contemporary wall and base units with integrated appliances and space for large range style oven. There is ample space for a dining table and chairs.

On the first floor there are three good size bedrooms. The main bedroom has built in double wardrobes and an en suite shower room comprising shower, wash hand basin and WC.

The family bathroom is fully tiled and fitted with a white suite comprising panel bath with shower over, wash basin, heated towel rail and WC.

Outside the southerly rear garden is laid mainly to lawn with a raised patio area and flower and shrub borders. There is a shed and an access door to the rear of the garage, which is currently partitioned for use as a home office.

The front garden is hard landscaped with block paved driveway providing parking and access to the attached garage. Deans Close is a private road and managed by KTS Estate Management Ltd at £280pa.

Disclaimer

As the sellers 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 Racecourse roundabout on the A27 proceed towards Fontwell village. At the mini roundabout turn left into London Road, continue to the end, turn right into Orchard Way and Deans Close will be found on the right hand side.

