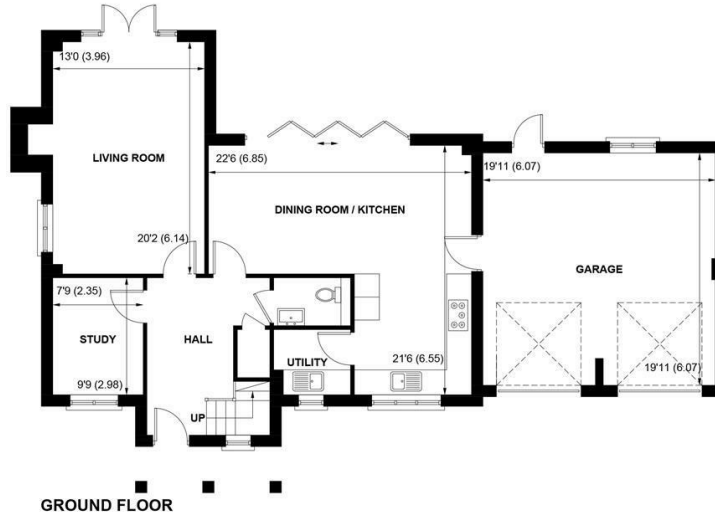


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



FAIRVIEW, 8 DAFFODIL GARDENS, ARUNDEL ROAD, FONTWELL, WEST SUSSEX, BN18 0QP



APPROXIMATE GROSS INTERNAL AREA = 1856 SQ FT / 172.46 SQ M
(EXCLUDING GARAGE)

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

£950,000 Freehold

**FAIRVIEW,
8, DAFFODIL GARDENS,
ARUNDEL ROAD, FONTWELL,
WEST SUSSEX,
BN18 0QP**

- Select New Development
- Favoured Cul De Sac Location
- Detached 5 Bedroom House
- Highly Specified Throughout
- Contemporary Kitchen + Appliances
- Utility Room
- Stylish Bathrooms & En Suites
- Double Garage & Driveway Parking
- Anticipated Completion September '24

PEA RATING

81 (B)

COUNCIL TAX BAND

Band = New Build

Daffodil Gardens in Fontwell is a development of just eight executive houses, surrounded by beautifully landscaped gardens and mature trees. Traditional workmanship and hand-crafted detailing are front and centre from Elivia Homes. The Fairview, Plot 8 is a detached 5 bedroom home with a double garage. Fontwell is situated just four miles west of Arundel and six miles from Chichester between the South Downs and the coast.

On the ground floor, The Fairview benefits from accommodation comprising of a living room with French doors onto the garden, a contemporary kitchen/dining/family room area with AEG integrated appliances and quartz worktops. There is also a separate utility room, ground floor cloakroom and study.

Upstairs, there are 5 Bedrooms with the principle and 2nd bedroom both benefitting from built in wardrobes as well as luxurious en-suite shower rooms. There is also a luxury family bathroom.

Outside, the property benefits from a turfed rear garden, patio area, a double garage with off road parking and an electric car charging point.

Estimated Annual Estate Charge 2024 / 2025 is £885.00 per property.

Elivia Homes (Southern) will deposit £2,000 per dwelling on completion of

each plot, to cover 2 years estimated estate charge.

Purchasers will be invoiced thereafter.

New Homes 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. Images shown may be from previous developments and are just an indication for illustrative purposes only.

Directions

From the A27, at the roundabout with the A27 an A29 at Fontwell, proceed eastwards onto Arundel Road towards Fontwell Village, continuing over both mini roundabouts. As the road bears left, continue straight ahead and Daffodil Gardens can be found on the right hand side.



THE SYCAMORE
Plot two
Detached - four bedrooms

GREENACRES
Plot three
Detached - five bedrooms

THE ELM
Plot four
Detached - five bedrooms

THE HAZEL
Plot six
Detached - four bedrooms

FAIRVIEW
Plot eight
Detached - five bedrooms

THE PRIMROSE
Plot seven
Detached - five bedrooms

THE BEECHES
Plot five
Detached - five bedrooms

THE HAWTHORNE
Plot one
Detached - four bedrooms