

SW


Sims Williams

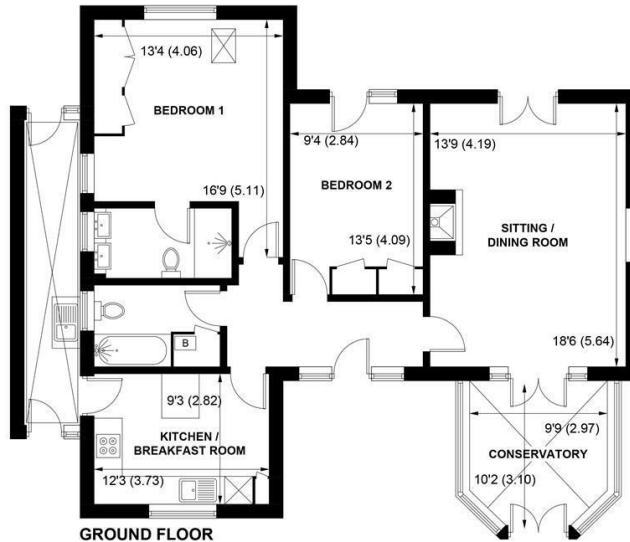


RED TILE COTTAGE, BRITTENS LANE, FONTWELL, BN18 0ST

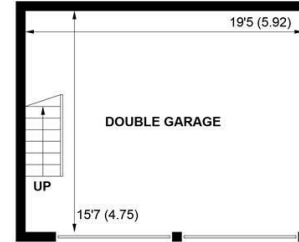




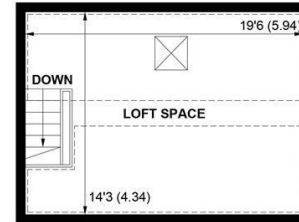
 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



GROUND FLOOR



LOFT SPACE

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1108 SQ FT / 102.9 SQ M

DOUBLE GARAGE = 305 SQ FT / 28.3 SQ M

LOFT SPACE = 279 SQ FT / 25.9 SQ M

TOTAL = 1692 SQ FT / 157.1 SQ M

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

Produced for Sims Williams

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Offers Over £500,000 Freehold

RED TILE COTTAGE, BRITTENS LANE, FONTWELL, BN18 0ST

- Detached Bungalow
- Semi-Rural Location
- Modern Fitted Kitchen
- Triple Aspect Sitting Room
- Two Double Bedrooms
- En Suite To Main
- Double Garage
- Landscaped Gardens
- No Onward Chain

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

A beautifully presented, bright and spacious detached bungalow situated in a semi rural location with stunning views to front & rear. The property is within easy reach of amenities in the surrounding areas.

The property comprises entrance hall, generous size sitting room being triple aspect with feature brick built wood-burning stove, doors to outside and further doors leading into conservatory/dining room, enjoying distant rural views.

There is a good size modern fitted kitchen/breakfast room with high gloss fronted units, integrated appliances including induction hob with extractor over, eye-level double oven with microwave and a dishwasher. There is also space for a large fridge freezer. The breakfast bar area has space suitable for bar stools. Window overlooking the front and door leading into separate utility/boot room with further door to outside.

There are two double bedrooms, both with built-in cupboards and the main having a contemporary fitted en suite, comprising double tray shower enclosure, twin vanity wash basin, wc, heated towel rail and window. The main bathroom is a modern white suite comprising panelled bath with shower, vanity wash basin, WC and window.

Outside the gardens to the front and rear have been beautifully landscaped with attractive flowering plants, shrubs, lawn and gravel areas, raised beds and terraced areas with entertaining spaces for alfresco dining whilst enjoying the rural views.

There is a double garage with driveway parking.

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 head east towards Chichester. Turn right across the dual carriageway into Brittens Lane. The property can be found after a few hundred yards on the right hand side.

