

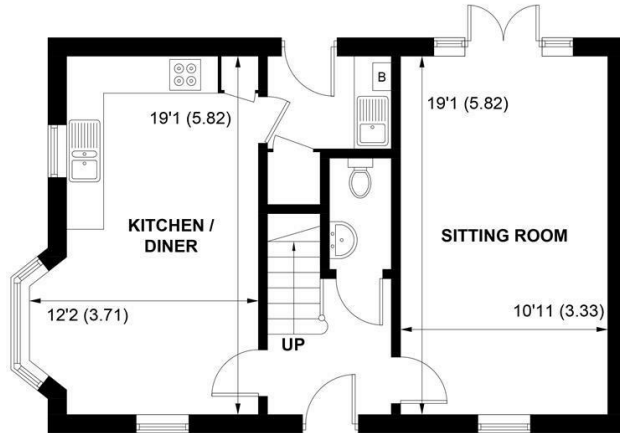
The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams

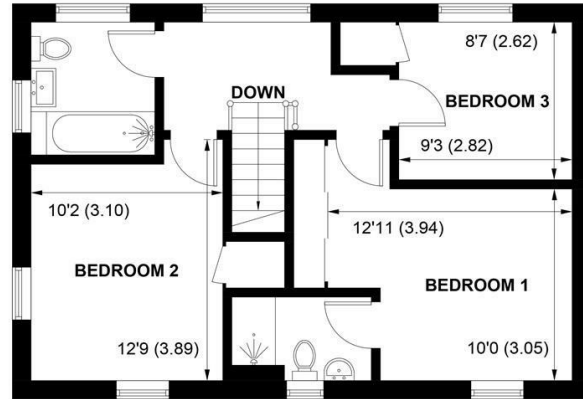


9 BILLSBOROUGH LANE, FONTWELL, WEST SUSSEX, BN18 0ZB





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1109 SQ FT / 103.0 SQ M**

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

# OIEO £450,000

## Freehold

9, BILLSBOROUGH LANE,  
FONTWELL,  
WEST SUSSEX, BN18 0ZB

- Modern Detached Family House
- Immaculate Order Throughout
- Kitchen/Dining Room
- Sitting Room With Patio Doors
- 3 Good Size Bedrooms
- En Suite & Family Bathroom
- Cloakroom & Utility
- Landscaped Rear Garden
- Covered Car Port For 2 Vehicles

### EPC RATING

Current = B

Potential = A

### COUNCIL TAX BAND

Band = D

An immaculate, bright and spacious detached family house situated in a modern development in Fontwell, conveniently located close to amenities.

The ground floor accommodation comprises a welcoming entrance hall, cloakroom, stairs to first floor, kitchen/dining room, separate utility room and sitting room.

The kitchen area comprises stylish fitted units with washed oak effect work tops, integrated appliances including electric hob with extractor over, double oven and dishwasher. In the dining area there is a feature bay window with ample space for dining table and chairs.

Door leading into separate utility room with space and plumbing for washing machine and tumble dryer. Further door to outside,

The generous size sitting room benefits from being double aspect with patio doors leading to outside.

From the first floor there are three good size bedrooms with the main having an en suite shower room and built-in cupboards.

The family bathroom is a contemporary white suite with panelled bath, pedestal wash basin, WC and window.

Outside, the enclosed rear garden has been professionally landscaped with patio areas, raised flower/shrub beds with the remainder being mainly laid to lawn.

There is a covered car port to the rear with parking for two vehicles

### 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, turn left in Fontwell Avenue, take the first turning on the left into the new estate and proceed to the top and turn right, then take 2nd right, proceed down and the property can be found on the left hand corner. There are ample parking bays for visitors.



