



FAIRWAYS

FONTWELL AVENUE | EASTERGATE | PO20 3RU

SW

Sims Williams

FAIRWAYS

FONTWELL AVENUE, EASTERGATE, PO20 3RU

- Stunning New England Style Family House
- Offering Versatile Accommodation
- Extended & Refurbished Throughout
- Family/Kitchen/Breakfast/Dining/Sitting Room
- Further Sitting Room
- Separate Playroom/Bedroom 6
- Family Bathroom & Two En-Suites
- Westerly Facing Rear Garden
- Home Office/Studio + Garage

A stunning, detached New England style family residence having been completely refurbished to a high standard, occupying a good sized westerly plot in Eastergate village, within easy distance to amenities including schools, shops and good travel links. Set back on a private road of just 4 houses.

The versatile, extended accommodation comprises entrance hall, stairs to first floor, sitting room with bay window. Cloakroom and a playroom.

The impressive open plan family room is fitted with an array of stylish kitchen units with fully integrated appliances, central island and breakfast bar as well as ample space for dining table and chairs and sofas. Bi-fold doors open onto the westerly garden. There is also a utility room.

To the first floor there are 5 generous size bedrooms, with 2 x en suites and a family bathroom, all benefitting from having under-floor heating.

Outside, the secluded, landscaped westerly rear garden has a large patio area for outside entertaining and lawn areas. Pathway leading to the home salon, which could easily be turned into an annexe accommodation.

From the front there is a shingle driveway with parking for several vehicles, along with access to the single garage.



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EPC Band - Current - C Potential - B

Council Tax Band E

From the Fontwell Roundabout at the junction of the A27/A29, proceed south along Fontwell Avenue. The property can be found on the right-hand side after the turning for Eastergate Lane and before the turning for Collins Close.



APPROXIMATE GROSS INTERNAL AREA = 1974 SQ FT / 183.4 SQ M

OUTBUILDINGS = 476 SQ FT / 44.2 SQ M

(INCLUDING GARAGE)

TOTAL = 2450 SQ FT / 227.6 SQ M

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

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

5 MAPLE PARADE,
WALBERTON, BN18 0PR

01243 551368

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