

SW

Simon Williams



24 HUNTERS MEWS, FONTWELL, WEST SUSSEX, BN18 0UW







# Hunters Mews, Fontwell, BN18

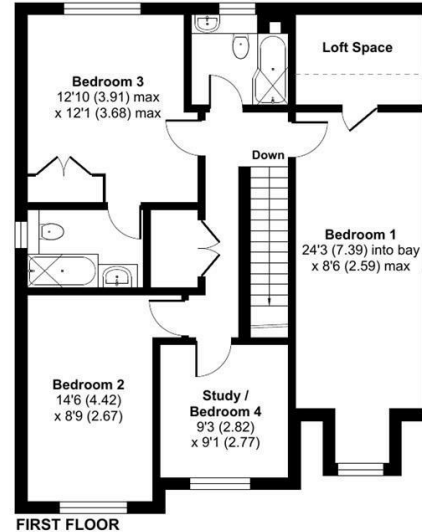
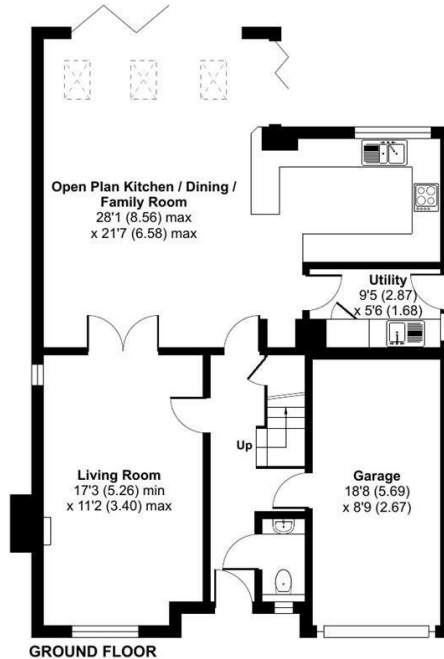
Approximate Area = 1711 sq ft / 158.9 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1917 sq ft / 178 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sims Williams. REF: 1148177



**WALBERTON OFFICE**

5 Maple Parade  
Walberton  
BN18 0PR

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# £650,000 Freehold

24, HUNTERS MEWS,  
FONTWELL,  
WEST SUSSEX, BN18 0UW

- Extended Detached Family House
- Beautifully Presented Throughout
- Kitchen/Dining/Family Room
- Living Room With Fireplace
- Utility Room. Cloakroom
- 4 Double Bedrooms
- En Suite & Family Bathroom
- Landscaped Southerly Gardens
- Driveway & Integral Garage

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = F

Superb, extended family detached home on a sought after development which is easily accessible to schools, shops, transport and Slindon Woods.

The property provides bright and spacious living accommodation with reception hall, stairs to first floor, ground floor cloakroom, separate utility and a double aspect living room with feature fireplace.

There is also an impressive family room which is a huge feature of the property with full width bi-fold doors opening onto the gardens. Leading off the family room is the stylish kitchen with its various integrated appliances.

On the first floor, there are 4 double bedrooms with en- suite bathroom and a modern family bathroom.

Outside, the landscaped southerly rear garden provides an area of lawn, a spectacular Indian Bean Tree and attractive plant borders along with a large paved patio area suitable for alfresco dining and entertaining.

The front provides further area of lawn with attractive plant borders and a mature tree. There is also blocked paved driveway providing access to the integral garage, along with a side access gate.

## 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. The entrance to Hunters Mews will be found about 100 yards after the first mini roundabout on the left hand side, then take the 2nd turning on your right.







