

SW

Stims Williams



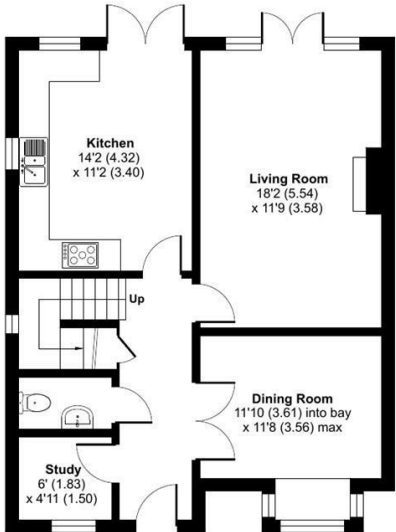
4 DEANS CLOSE, FONTWELL, WEST SUSSEX, BN18 0SJ



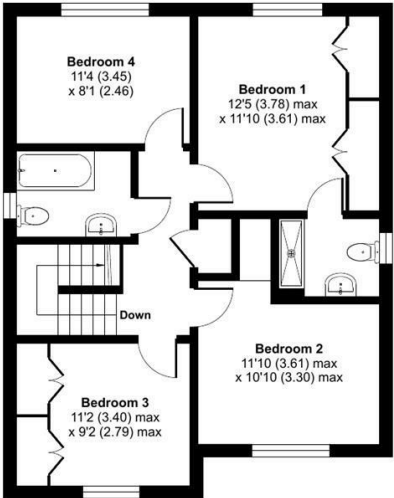
Deans Close, Fontwell, BN18

Approximate Area = 1355 sq ft / 125.8 sq m
Garage = 376 sq ft / 34.9 sq m
Total = 1731 sq ft / 160.7 sq m

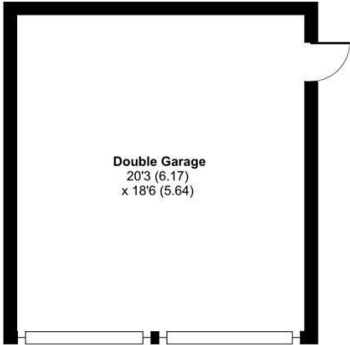
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1161719



WALBERTON OFFICE

5 Maple Parade
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BN18 0PR

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£595,000 Freehold

4, DEANS CLOSE,
FONTWELL,
WEST SUSSEX, BN18 0SJ

- Detached Family House
- Living Room
- Separate Dining Room
- Kitchen/Breakfast Room
- Study & Cloakroom
- 4 Double Bedrooms
- En Suite & Family Bathroom
- Southerly Garden
- Detached Double Garage

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = F

A very well presented detached family house in a popular private cul de sac within a short walk of the South Downs National Park and with good road links via the A27 and A29.

Accommodation comprises entrance hall with a small study, cloakroom and double doors into the dining room. The bright living room has a feature fireplace and doors onto the patio.

The kitchen/breakfast room has a tiled floor and is fitted with a good range of wood fronted units with space for range cooker with extractor over, integrated fridge, freezer and washing machine. There is ample space for table and chairs along with double doors out to the garden.

Upstairs there are 4 double bedrooms, 2 of which have built in wardrobes. The principle room has a modern en suite shower room and there is also a family bathroom which is fitted with a white suite of bath with shower over, wash basin and WC.

Outside the southerly rear garden is laid to lawn with paved patio and a

side access gate. To the front the garden is open plan with plenty of driveway parking along with access to the detached double garage.

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 Racecourse roundabout on the A27 proceed towards Fontwell village. At the mini roundabout turn left into London Road, continue to the end, turn right into Orchard Way and Deans Close will be found on the right hand side. The house will be found round to the left at the end of the cul de sac.

