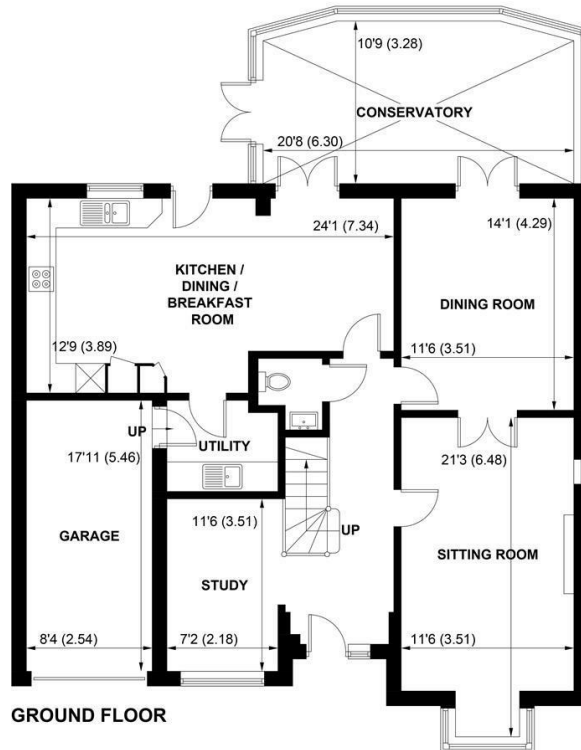


*SW*

Sims Williams



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



APPROXIMATE GROSS INTERNAL AREA = 2505 SQ FT / 232.7 SQ M  
(INCLUDING GARAGE)

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



# £750,000 Freehold

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

- Sitting Room & Dining Room
- Conservatory Onto Garden
- Large Kitchen/Breakfast Room
- Separate Utility & Cloakroom
- Study/Snug
- 5 Double Bedrooms
- 2 En Suites & Family Bathroom
- Good Size Rear Garden
- Garage & Driveway Parking

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = G

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

Accommodation comprises entrance hall with cloakroom, stairs to the first floor and good size study/snug. The sitting room has a box bay window, feature fireplace and double doors leading to the dining room which opens into the conservatory.

The kitchen/breakfast room is fitted with a good range of wood fronted units with integrated appliances and ample space for table and chairs. There is a door to the garden along with double doors into the conservatory. Finally there is a separate utility room with a door leading into the garage.

Upstairs there are 5 double bedrooms. The principle room has built in wardrobes and an en suite shower room. Bedroom 2 also has an en suite, and there is a further family bathroom with bath, shower cubicle, wash basin and WC.

Outside the rear garden is mainly to lawn with paved patio, summerhouse and garden pond. To the front is a further lawned area, block paved driveway providing ample parking and access to the 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. The entrance to Hunters Mews will be found about 100 yards after the first mini roundabout on the left hand side.

