



Greenacres, 3 Daffodil Gardens, Fontwell, BN18 0XQ  
£825,000 Freehold



5 Bedrooms



3 Bathrooms



3 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Detached 5 Bedroom House
- 3 Reception Rooms
- Kitchen/Diner/Family Room
- 2 En Suites & Family Bathroom
- Highly Specified Throughout
- Landscaped Gardens
- Double Garage & Driveway
- Favoured Cul De Sac Location
- No Chain

## EPC Rating

Current = B

Potential = B

## Council Tax Band

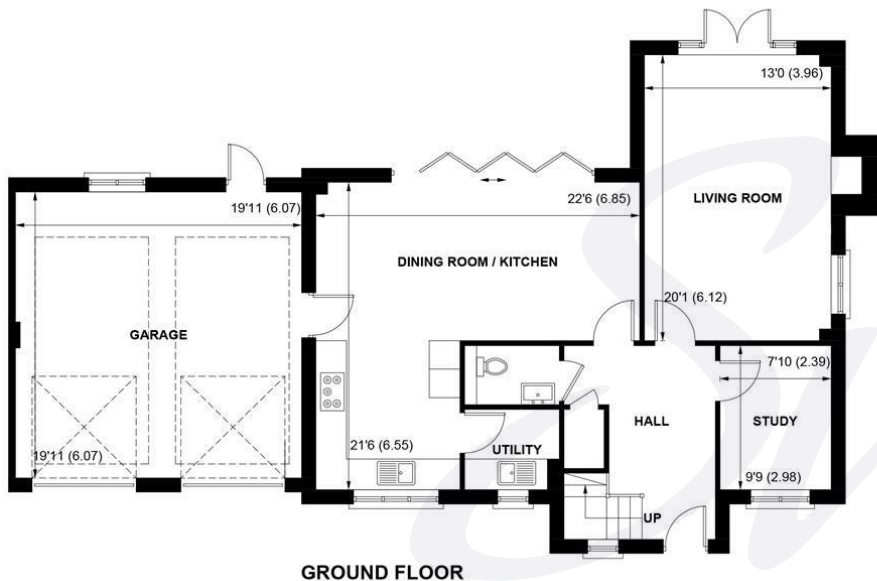
Band = G

## Tenure - Freehold

Estate Charges:

Estimated Annual Estate Charge 2024 / 2025 is £885.00 per property. Elivia Homes (Southern) will deposit £2,000 per dwelling on completion of each plot, to cover 2 years estimated estate charge.





**APPROXIMATE GROSS INTERNAL AREA = 1856 SQ FT / 172.46 SQ M  
(EXCLUDING GARAGE)**

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

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.