



6 Billsborough Lane, Fontwell, Arundel, BN18 0ZB

Guide Price £415,000

 **Henry Adams**
estate agents



6 Billsborough Lane

Fontwell, Arundel

- Immaculate presentation
- Dual aspect sitting room
- Dual aspect kitchen/dining room
- Cloakroom
- Utility room
- En-suite
- Family bathroom/WC
- Large car port
- Various upgrades

Situated on the periphery of a popular modern development in the 6 villages area of Fontwell, is this beautifully presented three bedroom house. Built approximately 18 months ago and offered in 'show home condition', the accommodation offered is both well-presented and well-proportioned.

On the ground floor, the property enjoys bright and airy accommodation with the sitting room benefiting from a dual aspect with doors leading out to the garden. The stylish kitchen/dining room also enjoys a dual aspect with attractive bay window and integrated appliances including a dishwasher fridge/freezer, oven and hob. A useful utility room leads off the kitchen and provides access to the garden. A cloakroom can also be found on the ground floor. On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room/WC. There are two further bedrooms, both with fitted wardrobes, and a family bathroom/WC. Throughout the property wooden shutters have been added to all the windows and all the sanitary ware is by Roca.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



Outside - The rear garden has been tastefully landscaped with an Indian sandstone patio which gives way to lawn and a shrub bed with olive trees. Within the garden there is a solid 28mm interlocked wood garden room (10'5 × 8'5) which has a number of uses. A large car port provides off-road parking for a number of vehicles and there is also an EV charging point.

There is approximately 6 months of a builders guarantee remaining plus the remaining balance of the 10 year NHBC guarantee. Estate charge: £220 pa

Arun District Council = 24/25 Tax Band D £2,251.64 EPC-B

Location - The property is conveniently located near to the A27, between Chichester and Arundel and opposite Fontwell Park Racecourse. Convenience shops and garage services are located nearby, as is a hotel, and the Old Stables Vintage Inn. The village of Barnham offers a range of local shops, doctors' surgery and mainline railway station to London Victoria. The nearby Fontwell racecourse offers a season of jump horse racing whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival and a season of flat horse racing. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, library and Festival Theatre.

what3words.com/suggested.degree.spearing

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

