



21 Farrier Way, Fontwell, BN18 0YZ

Guide Price **£375,000**

21 Farrier Way, Fontwell

An exceptional semi-detached house in a popular village location.

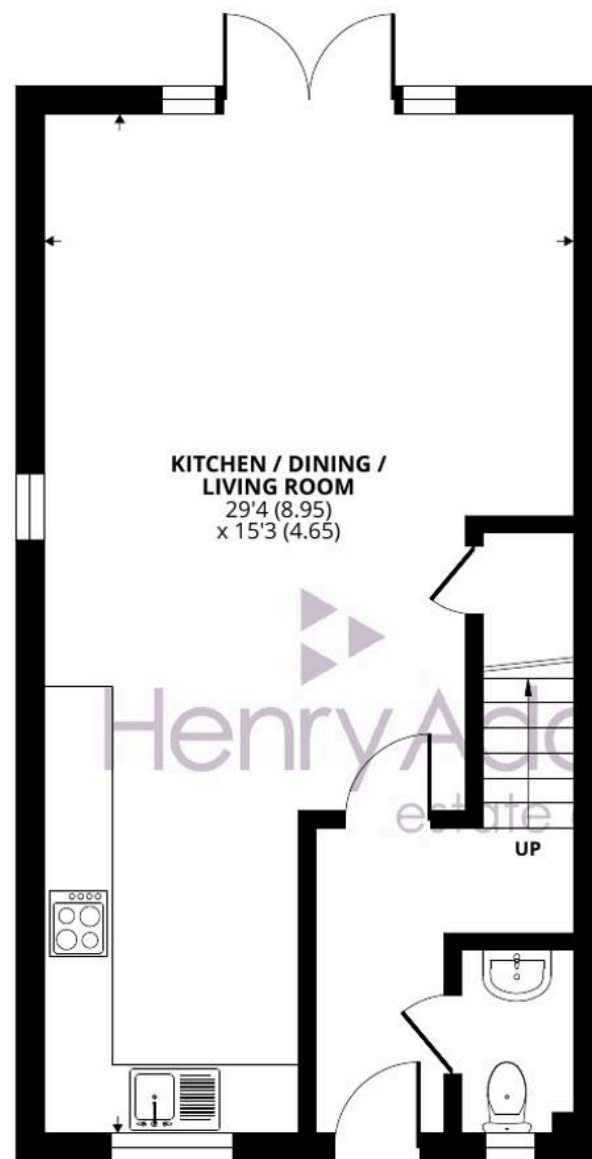
- Immaculate presentation
- Bright, spacious open living space
- Comprehensively appointed kitchen
- En-suite principal bedroom
- South facing rear garden
- Driveway and carport
- Balance of a 10-year Premier Warranty

Built by award-winning 5-star housebuilder Dandara in 2023, this stunning three-bedroom semi-detached modern home is offered in show home condition throughout. The property features a beautifully landscaped, south-facing rear garden, perfect for entertaining. Highlights include a covered decking area, ideal for barbecues and an open deck where you can relax and enjoy the summer sun.

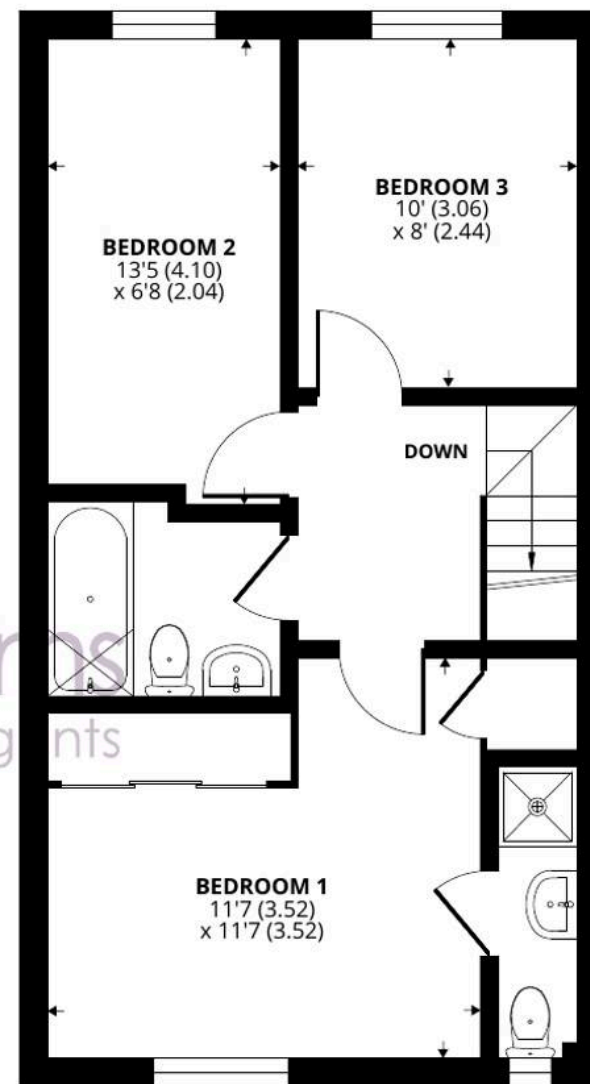
Inside, a welcoming entrance hall and cloakroom lead to a superb open-plan living space that combines a sitting room, dining area and a contemporary kitchen. The French doors in the sitting area open directly onto the rear garden, creating a seamless indoor-outdoor living experience. The stylish kitchen features New York pearl grey gloss cabinetry and integrated appliances, including a fan-assisted oven, induction hob, cooker hood, dishwasher, washing machine/dryer, fridge and freezer. A notable extra is the boiling water/cold filtered tap, a gunmetal grey quartz granite composite sink adding convenience and luxury. There is Amtico flooring throughout the downstairs and bathrooms. Upstairs, there are three bedrooms and a modern family bathroom. The principal bedroom benefits from an en-suite shower room.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 896 sq ft / 83.2 sq m (excludes carport)

For identification only - Not to scale



Outside – There is an open-plan front garden, and a driveway to the side leads to a car port, providing off-street parking.

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.

Directions – From Chichester proceed east along the A27. At the Fontwell roundabout take the third exit into Fontwell Avenue. Take the first turning on the left into Steeplechase Way and take the third turning on the right into Farrier Way. Take the first turning on the right (Farrier Way) and the property is on the left towards the end.
what3words – incensed.partition.gravitate

Arun District Council – 25/26 Tax Band D £2,379.16 EPC–B

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

