



## Tree Tops, Arundel Road, Fontwell, BN18 0SD

Guide Price £750,000

## Tree Tops, Fontwell

An attractive and spacious four/five bedroom extended detached family home.

- Versatile accommodation
- Three/four reception rooms
- Four/five bedrooms
- En-suite principal bedroom
- Classic Shaker style kitchen
- Mature garden
- Private drive
- Detached garage

Set behind a secluded front garden with mature trees and accessed via an electric five-bar gate, this impressive family home offers both privacy and style. A long private driveway leads to a detached garage with a charming pergola to one side, draped in a well-established grapevine.

Inside, the spacious entrance hall welcomes you into a thoughtfully extended interior. The main sitting room features an attractive bay window, while the generous dining room includes a recessed bar, an open fireplace and French doors opening onto the rear garden, perfect for entertaining.





A second sitting room provides flexible living space and connects to a fifth bedroom or snug, ideal for working from home or multigenerational living. These two rooms could easily be combined to create a large, dual-aspect reception room running the full depth of the property.

The galley-style kitchen is fitted with timeless Shaker-style cabinetry, a quartz worktop, and a breakfast bar. There is space for a range-style cooker and integrated appliances include a larder fridge and dishwasher. A separate utility room and cloakroom complete the ground floor.

Upstairs, there are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room.

To the rear, the garden is laid to lawn with established borders and a small patio area, an ideal space to relax or entertain.

Arun District Council - 25/26 Tax Band E £2,907.86 EPC-D









## Arundel Road, Fontwell, Arundel

Approximate Area = 1679 sq ft / 155.9 sq m

Garage = 151 sq ft / 14 sq m

Total = 1830 sq ft / 170 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1330765

**Location** - The property has central access to all leisure and sporting pursuits imaginable for all ages, activities are endless. Doctors and dentists are conveniently situated within the Fontwell village area whilst further amenities can be found in nearby, Walberton, Eastergate and Barnham. The cathedral city of Chichester hosts excellent high street shopping, many fashionable restaurants, cafes and bars and the renowned Festival Theatre. A choice of prestigious private schools includes the outstanding Westbourne House School, Prebendal and Great Ballard. A wide range of excellent primary and secondary states schools are in the catchment area and Chichester College for further education. For avid dog walkers or equestrian enthusiasts, there are ample opportunities with extensive forests bordering and leading into the South Downs, hosting footpaths and bridleways in close vicinity. The local beach is the outstanding Elmer beach just a short drive away or there are further superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

**Directions** - From Chichester proceed east along the A27 dual carriage way until reaching the Fontwell roundabout. Take the second exit into Arundel Road, proceed over the mini roundabout and pass the first turning on the left. Tree Tops is then second house on the left. what3words - september.like.implore





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