



Baggarley Close, Fontwell, Chichester, West Sussex, PO20 3BP

£325,000

Beautifully presented. 2 double bedrooms. 2 bathrooms. Attractive gardens.
Double driveway with EV charger. Highly desirable village.

Dales & Shires
ESTATE AGENTS

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this superb and immaculate modern home, with lovely gardens and a particularly useful double drive with EV charging point. Ideally located on a highly desirable and pleasant cul-de-sac in the sought after village of Fontwell. Features include: tasteful decoration, quality fixtures, well-proportioned rooms, plentiful natural daylight, gas central heating, double glazing and composite doors. The house benefits from 8 years remaining on the NHBC guarantee. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, proportions, presentation, lifestyle and value.

PROPERTY SUMMARY

The accommodation includes an entrance hall, lounge, dining kitchen, downstairs toilet, two double bedrooms, bathroom and en-suite shower room. Externally there are landscaped, enclosed and secure gardens, ideal for families, pets, relaxing and entertaining. A particularly useful feature is the double width driveway with EV charging point.

LOCATION

Located on the edge of the highly desirable and established village of Fontwell. The location is ideal for days out along the South Coast, and trips into the beautiful countryside of the South Downs National Park (including attractions such as National Trust Petworth House). The area has many walks, cycle routes and bridle paths, ideal for exploring, keeping fit or dog walking. The local area offers a variety of well-regarded pubs, restaurants, cafes and shops, as well as larger supermarkets. There is also a choice of highly rated schools in the area. With the A27 so easily accessible, this particular position is ideal for convenient commuting and travel along the South Coast, to main towns and cities, such as Chichester, Brighton, Havant and Portsmouth.

DIRECTIONS

Sat Nav location: PO20 3BP.

GROUND FLOOR

Front door into an entrance hall, with stairs to the first floor and door to:

Lounge 13' 11" x 10' 1" (4.24m x 3.07m) max.
Comfortable main reception room, ideal for relaxing. Front window.

Kitchen / Dining Room 13' 3" x 10' 2" (4.04m x 3.10m)
Modern fitted kitchen with integrated appliances (dishwasher, washer/dryer, electric oven and gas hob) plus space for a fridge freezer. Ample space for a dining area. Useful understairs cupboard and door to:

Downstairs Toilet 4' 10" x 3' 8" (1.47m x 1.12m)
Well proportioned WC with side window.



FIRST FLOOR

Central landing.

Bedroom One 13' 3" x 11' 8" (4.04m x 3.55m) max.
Double bedroom with rear window. Recess area, ideal for a wardrobe or desk/dresser.

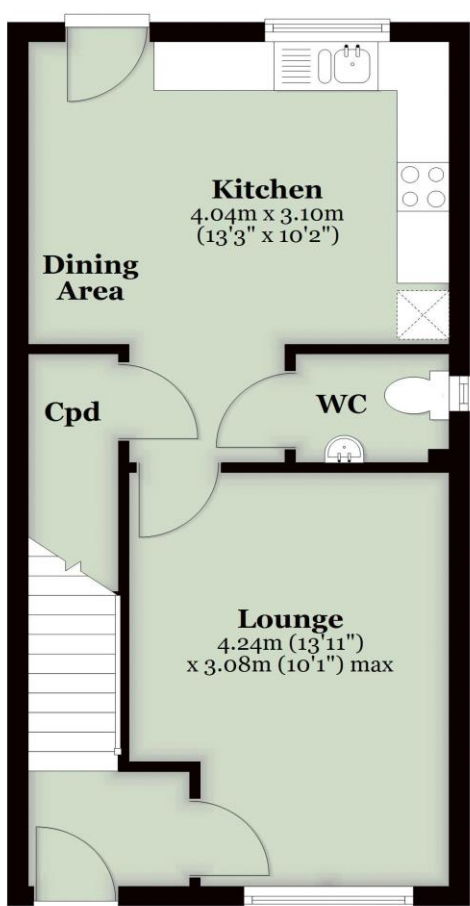
En-Suite 7' 3" x 3' 4" (2.21m x 1.02m)
Fitted shower suite with large shower cubicle.

Bedroom Two 13' 4" x 8' 9" (4.06m x 2.66m) max.
Double bedroom with recess for a wardrobe/desk, plus a useful cupboard over the stairs bulkhead. Front windows.

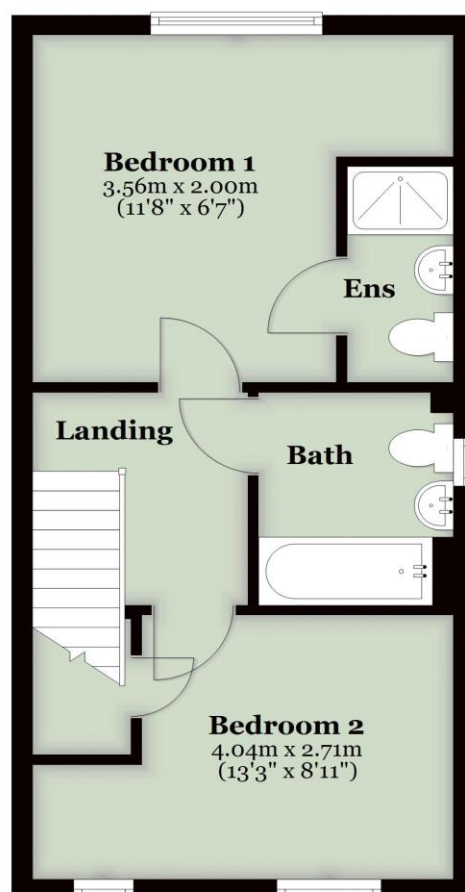
Bathroom 7' 2" x 6' 2" (2.18m x 1.88m)
Modern fitted bath suite. Fully tiled bath area with shower screen and shower over the bath. Side window.



Ground Floor



First Floor





OUTSIDE

There is an attractive flower bed to the front. To the side is a comfortably sized double drive with EV charging. Timber fence and gate leads to the rear. The rear garden is enclosed, secure and attractively landscaped, with a lawn, two paved seating areas and space for a garden shed. The gardens are relatively low maintenance, and ideal for relaxing and entertaining.

AGENT'S NOTES

We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email. This is a freehold house on an exclusive cul-de-sac development. There are maintained communal aspects (visitor parking bays, grassed areas, trees and shrubs), and each property is anticipated to contribute approximately £30 per month for the maintenance and upkeep of these useful facilities.

Tenure: Freehold.

Council Tax Band: C.

These details were prepared / amended on: 22/10/2025

PROPERTY TO SELL?

We sell successfully for clients throughout the UK. We can handle all types of residential property, and have particular expertise in selling lifestyle, period, individual and rural homes. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit dalesandshires.com for full details.

Viewing / Offer Process:

Viewings are by appointment only. All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
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