



## Fontwell Close, Fontwell

Guide Price  
£700,000  
Freehold

- Detached House
- Five Double Bedrooms
- Three Bath/shower rooms/w.c
- Freehold
- West Garden
- Fontwell Village
- Three Reception Rooms
- EPC Rating - E
- Council Tax - E
- Viewing Essential

A fully refurbished and extended Detached House that has been finished to a high specification. It is located in Fontwell Village which has good access to Chichester, Arundel, Goodwood House and the South Downs National Park., The property in brief is arranged over three floors and has Five Double Bedrooms, Two Reception Rooms, Large open plan kitchen/dining room with folding doors onto the west facing rear garden, three bath/shower rooms/w.c, two dressing rooms, ample off road parking, utility room and ground floor cloakroom/w.c. This property must be viewed to be fully appreciated.

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## Accommodation

### Entrance Hall

Front door, radiator, feature under stairs wine & storage cupboard with glass doors & lighting, smooth ceiling with coving and spotlights, smoke alarm.

### Cloakroom W/C

Floating low level flush w/c, wash hand basin, heated towel rail, smooth ceiling with coving and spotlights, obscured double glazed window.

### Living Room 15'5" x 11'6" (4.719 x 3.515)

Feature media wall with shelving, space for TV & sound bar with fire below, smooth & coved ceiling, double glazed window, radiator.

### Kitchen / Family Room 25'2" x 27'5" > 19'1" (7.69 x 8.38 > 5.83)

One and half bowl stainless steel sink unit with instant boiling water tap inset to worktop, fitted appliances including large fridge freezer, dishwasher, tall fridge freezer, Bosch oven and grill, island unit, cupboards & drawers, fitted Bosch induction hob with integrated fan, three tall radiators, folding doors onto the garden, two ceiling lanterns, range of light fittings including spot lights and feature lighting, smooth ceilings with coving.

### Utility 8'10" x 6'3" (2.71 x 1.92)

Measurements to include built in wardrobes, sink unit with rinser, storage, space and plumbing for washing machine and further appliances, hot water tank, wall mounted gas fired central heating boiler, electric circuit breaker fuse board, smooth ceiling with spotlights.

### Office / Dining Room 17'4" x 8'6" (5.30 x 2.61)

Double glazed window, radiator, smooth ceiling with coving and spotlights.

### First Floor

Glass balustrades smooth ceiling with coving and spotlights, tall radiator.

### Walk in Wardrobe / Dressing Room 6'3" x 8'2" (1.92 x 2.49)

Dressing table and drawers, wardrobes and shelving, radiator, double glazed window, smooth ceiling with spotlights and lighting opening to;

### Bedroom Three 11'9" x 8'6" (3.6 x 2.61)

Double glazed window, radiator, smooth ceiling with coving.

### Bedroom Two 12'3" x 10'7" (3.74 x 3.23)

Double glazed window, radiator, smooth ceiling with coving, door to;

### En-Suite / W/C

Double shower cubicle with glass screen, large drench head & rinser, low level w/c, feature circular wash hand basin, obscured double glazed window, heated towel rail, extractor fan, smooth ceiling with spot lights.

### Bedroom Four 11'10" x 8'5" (3.61 x 2.59)

Double glazed window, radiator, smooth ceiling with coving.

### Family Bathroom / W/C

Shaped deep bath with mixer tap and shower attachment, low level flush w/c, floating wash hand basin with mixer tap, walk in shower area with glass screen, large drench head and side rinser, heated towel rail, obscured double glazed window, smooth ceiling with spot lights.

### Bedroom Five 10'2" x 8'2" (3.11 x 2.5)

Double glazed window, radiator, smooth ceiling with coving.

### Top Floor

Smooth ceiling with spot lights, smoke alarm, velux window, wardrobe with hanging rail and access to eaves storage.

### Bedroom One 17'10" x 13'10" max measurements (5.44m x 4.22m max measurements)

Two radiators, two double glazed windows, smooth ceiling with coving, opening to;

### Walk in Wardrobe / Dressing Room 14'0" x 6'7" (4.28 x 2.009)

Range of wardrobes with hanging and lighting, dressing table, shelving and storage, double glazed window, smooth ceiling with coving.

### En-Suite Bathroom W/C

Large bath with mixer tap & shower attachment, heated towel rail, two obscured double glazed windows giving double aspect, smooth ceiling with coving, twin sink unit, shower area with large drench head and side rinser.

### Front Garden

Mainly laid for parking.

### West Facing Rear Garden

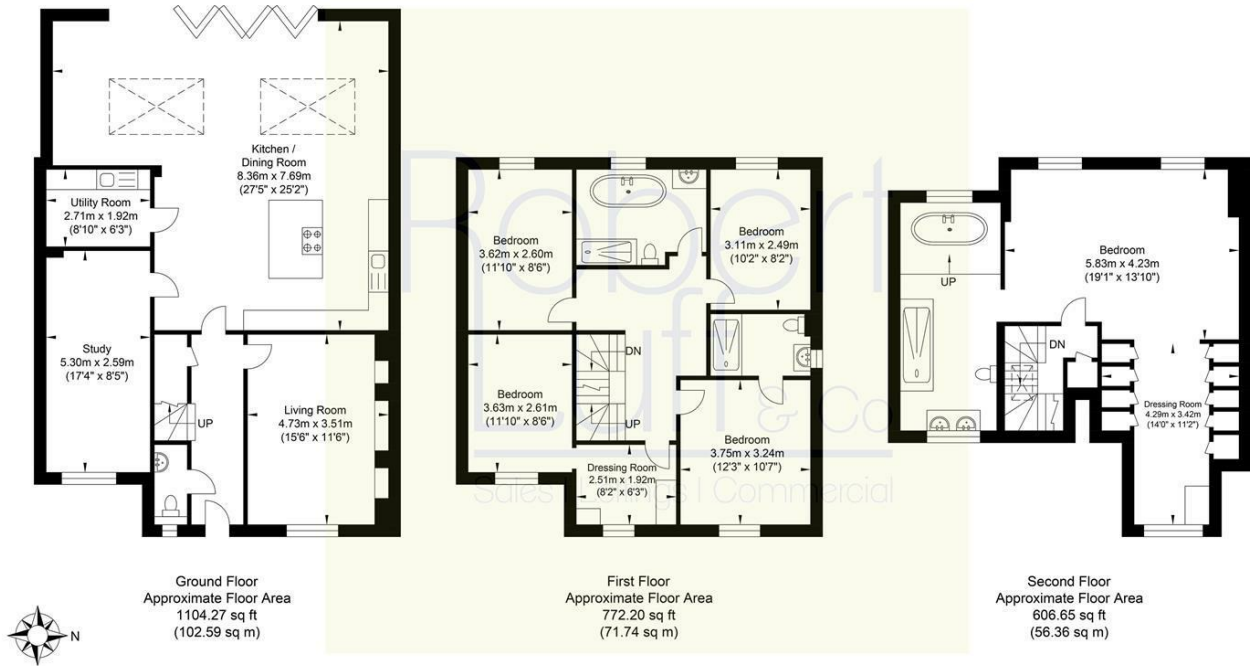
Laid to lawn, paved patio areas, fencing, water tap, side access.





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## Fontwell Close



Approximate Gross Internal Area = 230.69 sq m / 2483.12 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.