





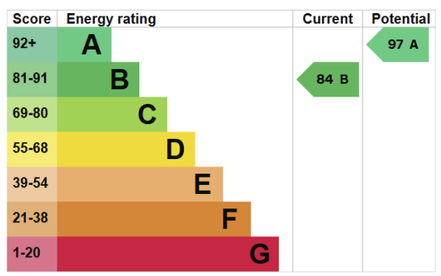






Book a Viewing

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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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Offers Over
£175,500
Leasehold (shared ownership)

9 Alfred Day Lane, Fontwell, BN18 0YU







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What the agent says... ”“

An exceptional opportunity to purchase a beautifully presented two-bedroom home through shared ownership, offering an affordable and flexible route into homeownership.
Finished to a superb standard throughout, the property offers stylish modern living with a bright and spacious open-plan kitchen, dining and living area designed for both everyday comfort and entertaining. Double doors open directly onto the sunny rear garden, creating a wonderful indoor-outdoor feel.
The contemporary kitchen comes fully equipped with an integrated oven and induction hob, while the dishwasher, fridge freezer and washing machine are all included within the sale, allowing buyers to move straight in with minimal additional expense. The ground floor also benefits from a welcoming entrance hall and a convenient downstairs WC. Upstairs, the home continues to impress with two generously sized bedrooms, including an excellent principal bedroom with practical built-in storage, alongside a modern family bathroom finished to a high standard.
Outside, the attractive rear garden provides the perfect space for relaxing or outdoor dining, complete with a useful storage shed and gated rear access leading directly to the allocated parking spaces.
Located in the sought-after village of Fontwell, famous for its renowned racecourse, the property enjoys excellent access to nearby Arundel, Chichester and surrounding villages, offering a superb balance of countryside charm and connectivity.

Material Information:

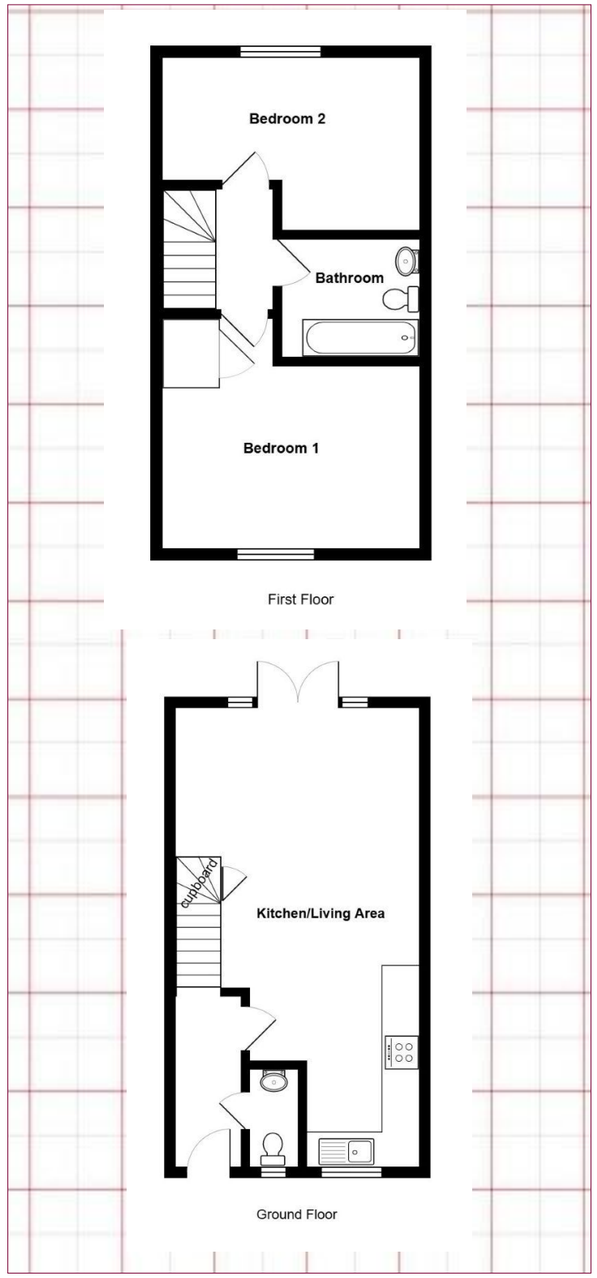
Council Tax: Arun District Council Band C
Property Type: Terraced house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: 2 Allocated spaces
Restrictions: Yes
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 26/05/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	21 mbps	2 mbps	
Superfast	X			
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- **2 Bedroom terraced house**
- **Open plan living**
- **Enclosed rear garden**
- **Modern kitchen & bathroom**
- **2 Allocated parking spaces**





Accommodation

Kitchen Area - 1.93m x 3.4m (6'3" x 11'1")

Dining/Living Area - 4.19m (at widest point) x 4.57m (13'8" x 14'11")

WC - 1.59m x 0.85m (5'2" x 2'9")

Bedroom 1 - 4.19m x 2.96m (13'8" x 9'8")

Bedroom 2 - 2.91m x 4.22m (9'6" x 13'10")

Bathroom - 1.92m x 2.2m (6'3" x 7'2")

Agents Note: The property is available to purchase at the current 54% share through to full ownership. The current rent charge for the property is £389.35, including the service charge. Criteria for purchasers under the shared ownership scheme applies.

