





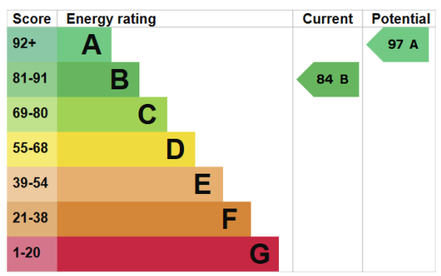






Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW



Follow us on

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.

Clarkes

Service you deserve. People you trust.

Offers Over

£325,000

Freehold

9 Alfred Day Lane, Fontwell, BN18 0YU







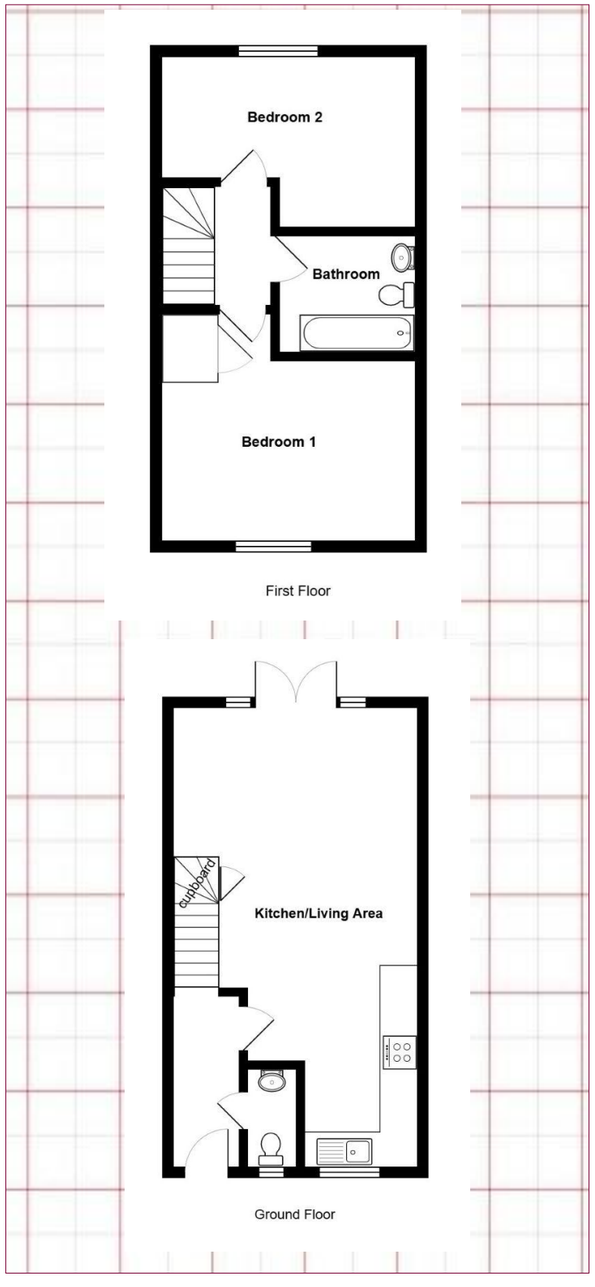
http://www.clarkesestates.co.uk

01243 861344



- **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")

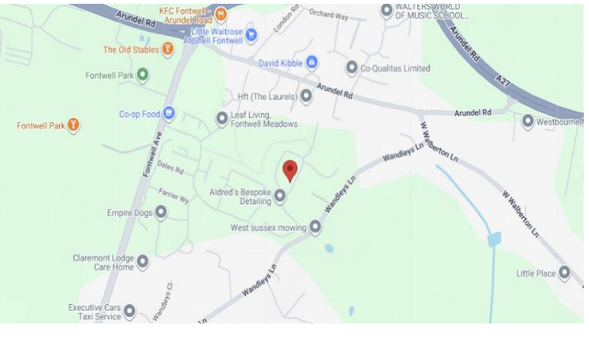
WC - 1.59m x 0.85m (5'2" x 2'9")

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")





What the agent says... ,,“

This charming and immaculately presented two-bedroom property offers modern open-plan living, perfect for both relaxing and entertaining. The ground floor comprises a welcoming entrance hall, convenient downstairs WC, and a spacious kitchen / dining / living area with double doors opening onto the sunny rear garden.
The contemporary kitchen is well equipped with an integrated oven and induction hob, while the dishwasher, fridge freezer and washing machine are all included as part of the sale, making this a truly move-in ready home. Upstairs, there are two great size bedrooms, including a generous primary bedroom with useful built-in storage over the staircase, together with a modern family bathroom, all presented to a high standard throughout.
Outside, the garden provides an excellent space for outdoor dining and enjoying the sunshine, complete with a useful storage shed and gated rear access leading directly to the allocated parking spaces.
The property is ideally located in Fontwell, well known for its famous racecourse and offering excellent access to the surrounding villages and towns of Slindon, Arundel and Chichester.

Ideal for first-time buyers, professionals, or those looking to step onto the property ladder. The property is also available to buy through shared ownership from the current 54% share up to full ownership.

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: No
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.