



Bell & Blake
SALES & LETTINGS

5 Furlong Close, Fontwell, Arundel, West Sussex BN18 0UU

Asking Price £335,000

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- › Beautifully presented home
- › Large lounge diner with wood burner
- › Contemporary Kitchen
- › Downstairs WC
- › 3 Bedrooms
- › Cul de sac location
- › Modern family bathroom
- › Overlooking green to the front
- › Landscaped rear garden with good level of seclusion

Situated in a cul-de-sac location just a short stroll from Slindon woods is this beautifully presented home. The property boasts a contemporary kitchen, a lounge diner with wood burner, a downstairs WC to the ground floor, then 3 bedrooms and a family bathroom to the first floor. Outside, there is a beautifully landscaped rear garden to the rear and outside to the front the property overlooks a green and play area.

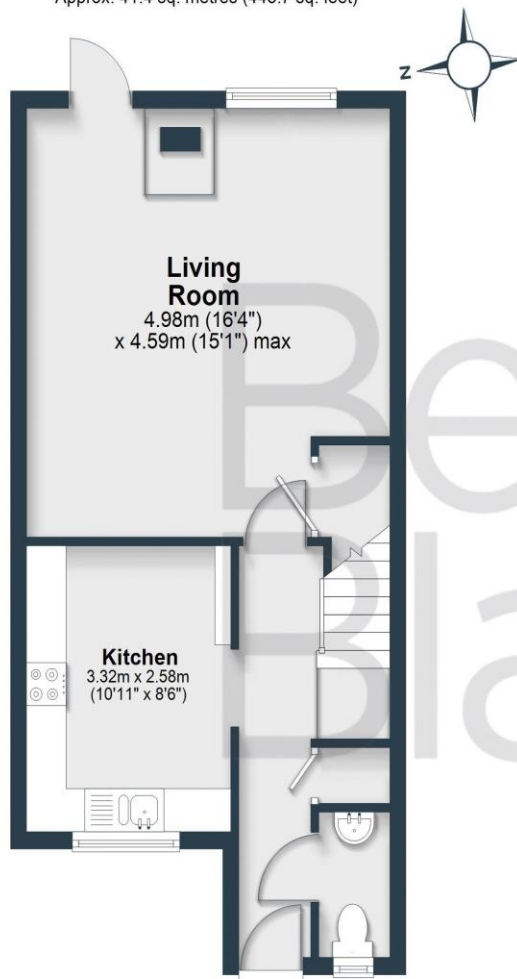
The property is located approx. 10 mins from Chichester, 7 mins from Arundel and 16 mins from the Local Beach in Climping. The property also has easy access to the A27 and is just 7 mins from Barnham mainline railway station.

Council Tax Band: C



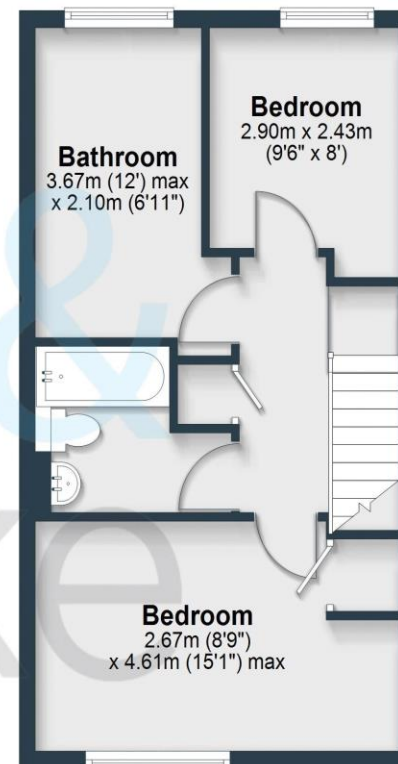
Ground Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



First Floor

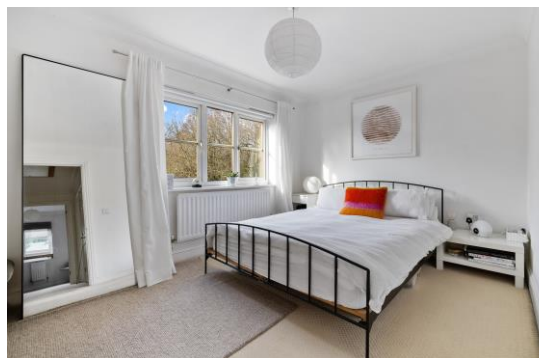
Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 80.2 sq. metres (863.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	78
EU Directive 2002/91/EC		
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