



Bell & Blake
SALES & LETTINGS

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

Asking Price £335,000

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EPC D

- 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.

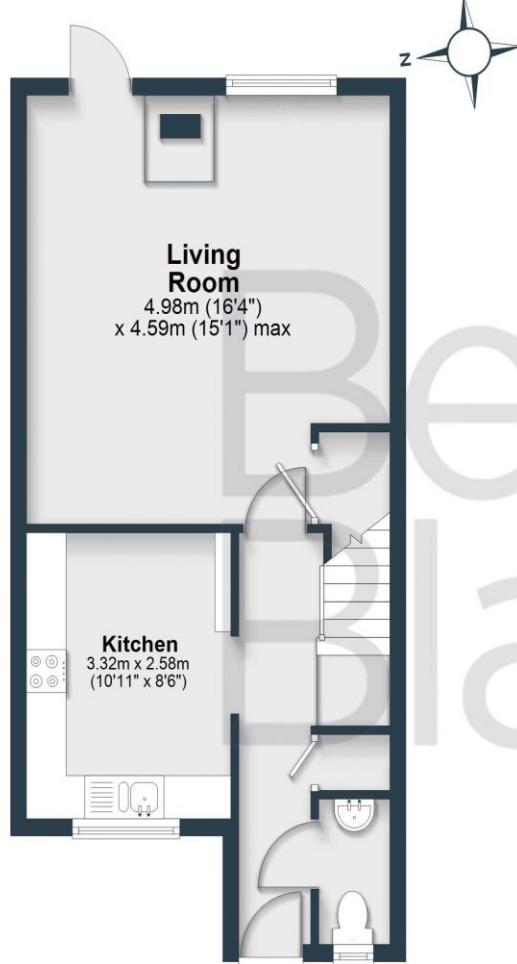
The property is located approx. 10 mins from Chichester, 7 mins from Arundel and 16 mins from the Local Beach in Climping. The property also has easy access to the A27 and is just 7 mins from Barnham mainline railway station.

Council Tax Band: C



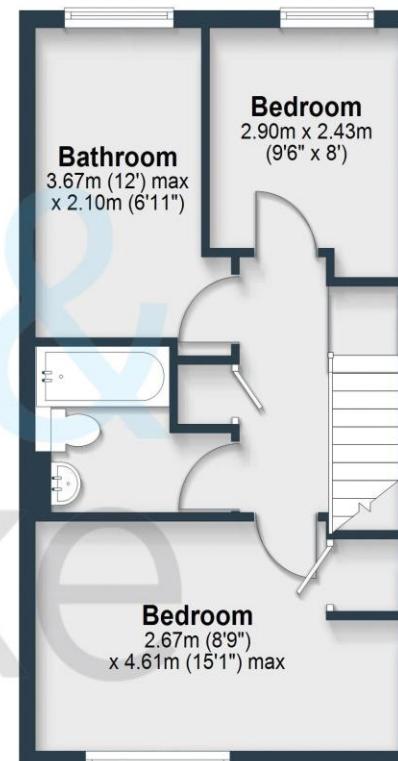
Ground Floor

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



First Floor

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

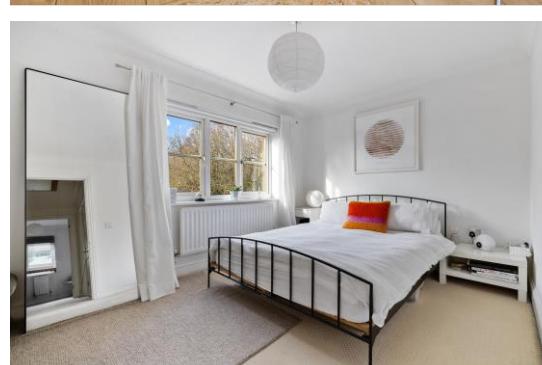


Total area: approx. 80.2 sq. metres (863.1 sq. feet)

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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		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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