



Flat 24 Caspian Court, 2 Steeplechase Way, Fontwell, BN18 0YA

Guide Price **£250,000**

Flat 24 Caspian Court, Fontwell

A stylish modern apartment with two parking spaces and no onward chain.

- Contemporary second-floor apartment
- Approximately two miles from Barnham village centre and mainline station
- Open-plan living and kitchen area
- Stylish fitted kitchen
- Two well-proportioned bedrooms
- Modern bathroom
- Well-maintained communal areas
- Two allocated parking spaces plus additional visitor parking

A bright contemporary two-bedroom second-floor apartment, built in 2022 by Dandara Homes and benefiting from the balance of a 10-year NHBC guarantee.

Situated in a popular village location between Chichester and Arundel, the property is just two miles from Barnham village shops and the mainline railway station. A Co-op convenience store is located directly across the road.

The apartment features a secure entry phone system and stairs to all floors. The sunny dual-aspect open-plan living space comprises a sitting room and kitchen. The modern kitchen includes a range of white-fronted cupboards and integrated appliances, including an electric oven, ceramic hob, cooker hood, washing machine, dishwasher and fridge freezer. There are two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from two allocated parking spaces, together with additional visitor parking.







SECOND FLOOR

Approximate Area = 647 sq ft / 60.1 sq m

For identification only - Not to scale



Location - The property has central access to all leisure and sporting pursuits imaginable for all ages, activities are endless. Doctors and dentists are conveniently situated within the Fontwell village area whilst further amenities can be found in nearby, Walberton, Eastergate and Barnham. The cathedral city of Chichester hosts excellent high street shopping, many fashionable restaurants, cafes and bars and the renowned Festival Theatre. A choice of prestigious private schools includes the outstanding Westbourne House School, Prebendal and Great Ballard. A wide range of excellent primary and secondary states schools are in the catchment area and Chichester College for further education. For avid dog walkers or equestrian enthusiasts, there are ample opportunities with extensive forests bordering and leading into the South Downs, hosting footpaths and bridleways in close vicinity. The local beach is the outstanding Elmer beach just a short drive away or there are further superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

Directions - From Chichester proceed east along the A27. At the Fontwell roundabout take the third exit into Fontwell Avenue. Take the first turning on the left into Steeplechase Way and the apartment block is on your right.
What3words - shook.recruited.downs

Lease: 999 year lease granted 01/01 /2022

Service Charge: £1,124 pa

Ground Rent: Peppercorn

Arun District Council - 26/27 Tax Band C £2,220.73 EPC-B

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

