



SUNDOWN

LITTLEHEATH ROAD | FONTWELL | BN18 0SR

Sw

Sims Williams

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LITTLEHEATH ROAD, FONTWELL, BN18 0SR

- Extended Detached Bungalow
- Approximately 1.5 Acres
- Semi Rural Location
- South Downs National Park
- 5 Reception Rooms
- 3 Double Bedrooms
- En Suite & Family Bathroom
- Beautiful Wrapround Gardens
- Ample Parking & Double Garage

A spacious extended detached bungalow, occupying a magnificent plot of approximately 1.5 acres in a desirable semi-rural location on the edge of the South Downs National Park. Surrounded by beautifully landscaped wraparound gardens, the property offers an exceptional degree of privacy and a wonderful setting.

The accommodation briefly comprises a spacious reception hall, a generous sitting room with feature fireplace opening through to the dining room, a breakfast room, fitted kitchen, utility room and conservatory. There are also three double bedrooms, including one with an en-suite shower room, together with a family bathroom.

Outside, the mature gardens are a particular feature, with extensive lawns, established trees and shrubs, a pond and a productive vegetable garden, creating a peaceful and picturesque environment. A pair of five-bar gates open onto a generous driveway providing ample parking and access to the double garage.



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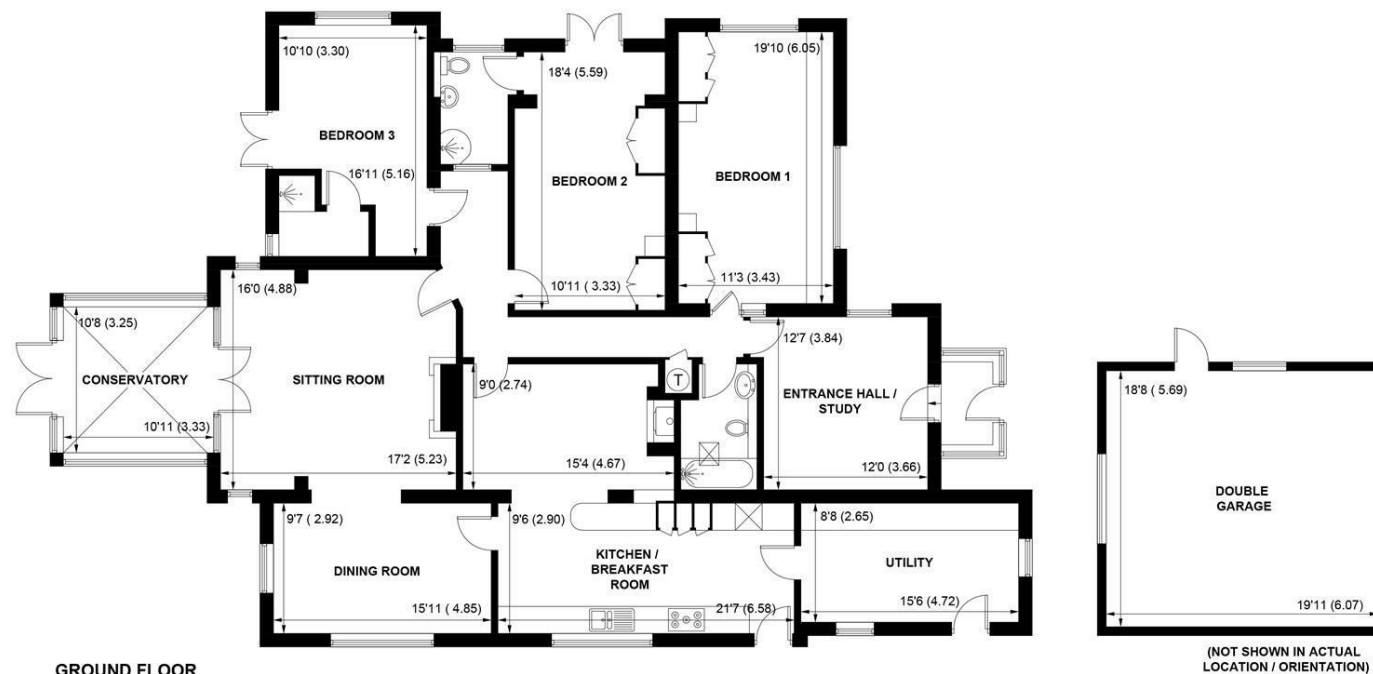
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EPC Band - Current - D Potential - C

Council Tax Band E



GROUND FLOOR

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 2203 SQ FT / 204.7 SQ M

DOUBLE GARAGE = 371 SQ FT / 34.5 SQ M

TOTAL = 2574 SQ FT / 239.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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