



Deans Close, Fontwell,
West Sussex, BN18 0SJ


PEGASUS
PROPERTIES

Deans Close, Fontwell,

Set well in this intimate development of executive properties is this immaculately presented five-bedroom detached home. This spacious home offers versatile accommodation across two floors, including a study, downstairs cloakroom, impressive recently fitted kitchen/diner and sitting room, both looking out to the Westerly facing rear garden.

Freehold · 5 bedrooms · 2 bathrooms · 2 reception rooms · Stunning kitchen/dinner · Sunny garden

Description

This intimate development of detached properties is approached through Fontwell village on the fringes of the pretty village of Walberton, between the historic market town of Arundel and the Cathedral City of Chichester.

To the ground floor there is a good-sized entrance hall, cloakroom, office and a sitting room with feature fireplace and doors out to the rear garden. Of particular note is the stunning, newly fitted kitchen/diner. This room is generous well-appointed with a range of integral appliances, including double oven, induction hob, microwave, warming drawer, wine cooler, washing machine and dishwasher. It also benefits from double aspect windows to the front and rear of the property and doors out to the rear garden.

The second floor comprises of five bedrooms, with the master bedroom enjoying en-suite shower room facilities. There is also a family bathroom with a separate shower on this floor and access to a loft via a panel hatch from the landing.

To the front of the property there is a block paved driveway and a side gate for rear access. The rear garden is mainly laid to lawn with a variety of herbaceous borders and raised planters. A patio is accessed from the sitting room and kitchen/diner. There is an insulated shed for storage where electricity is connected.



Location

Fontwell lies approximately mid-way between the Cathedral City of Chichester and Arundel, close to Slindon Woods and The Downs and is well known for its popular national hunt racecourse. The village of Barnham lies approximately one and a half miles to the South offering a good range of shopping facilities plus mainline railway station with regular services to London (Victoria).

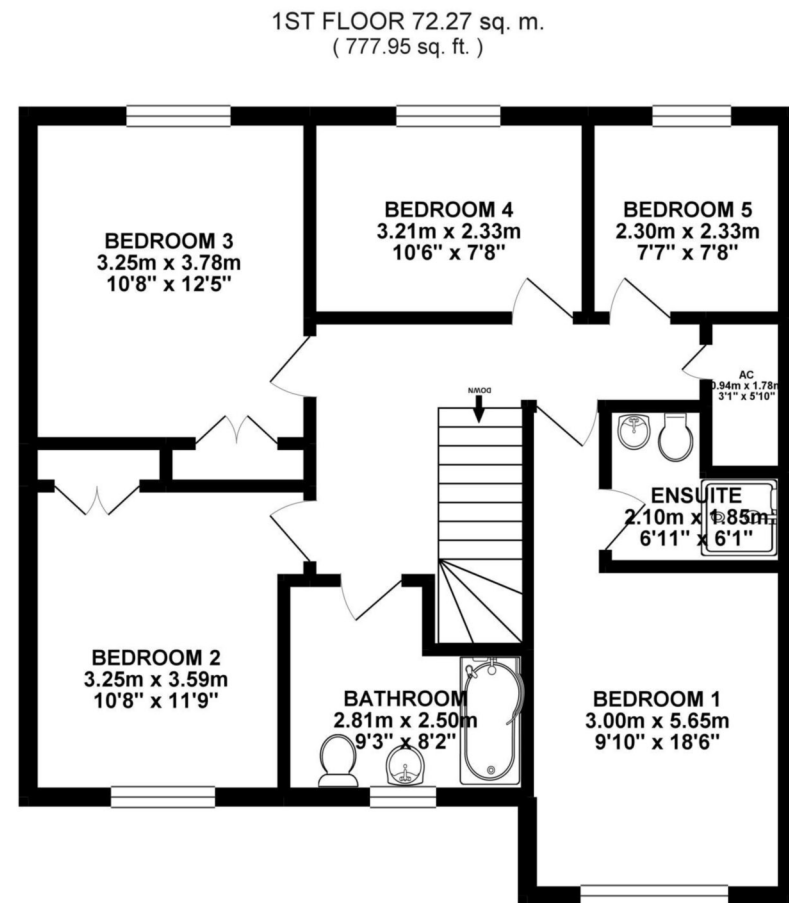
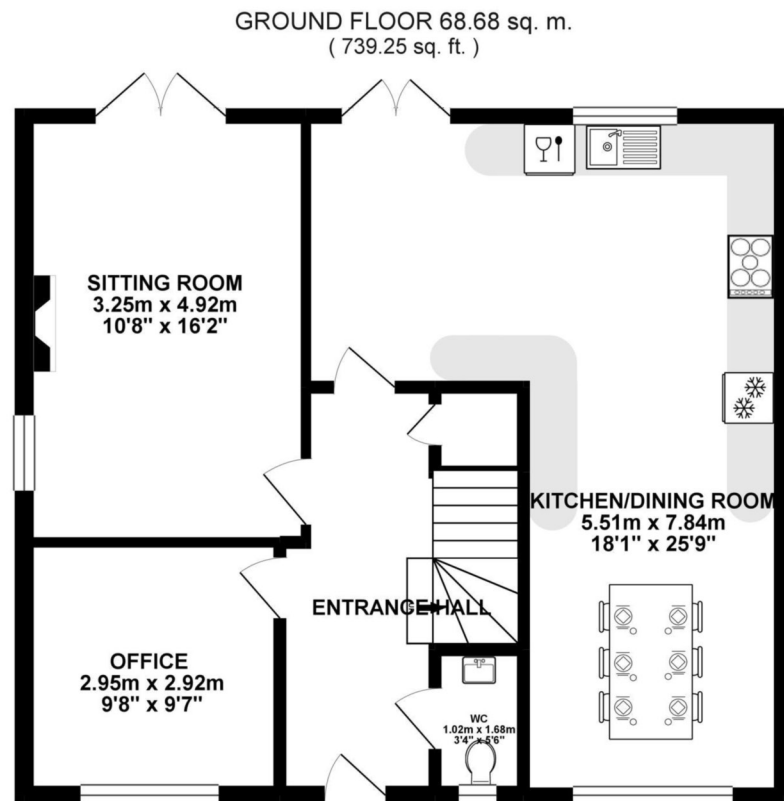
There is an abundance of leisure activities on your doorstep, including Chichester Marina for those with a passion for yachting or Goodwood which offers horse racing, motor racing, golf and a variety of other leisure activities.











TOTAL FLOOR AREA : 140.95 sq. m. (1517.19 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council: Band F

Reference

11DEANS

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



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