



The Paddock, Little Heath Road, Fontwell, West Sussex, BN18 0SR

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The approach to this versatile home is via Little Heath Road, a semi-rural location equidistant from Chichester and Arundel. This unique equestrian property boasts 3.85 acres of attractive grounds, including paddocks and woodland, with riding straight from the property, up to the Slindon estate and the beautiful south downs. The accommodation and ancillary buildings include a detached house set back from the lane, an office building, 9 stables, tack room, hay store and livery yard. There are also two further buildings and a run of pigeon lofts/chicken housing. To the front is a gated carriage driveway, with extensive parking, leading to the plethora of out buildings.

- Semi-rural location
- Good access to commuter links
- 3.85 acres
- Riding out
- 9 Stables
- Several out buildings
- Pigeon lofts/chicken housing
- Gated drive





Services

Oil fired heating, electricity, water and drainage. Please note that none of the services or appliances have been tested by Pegasus.

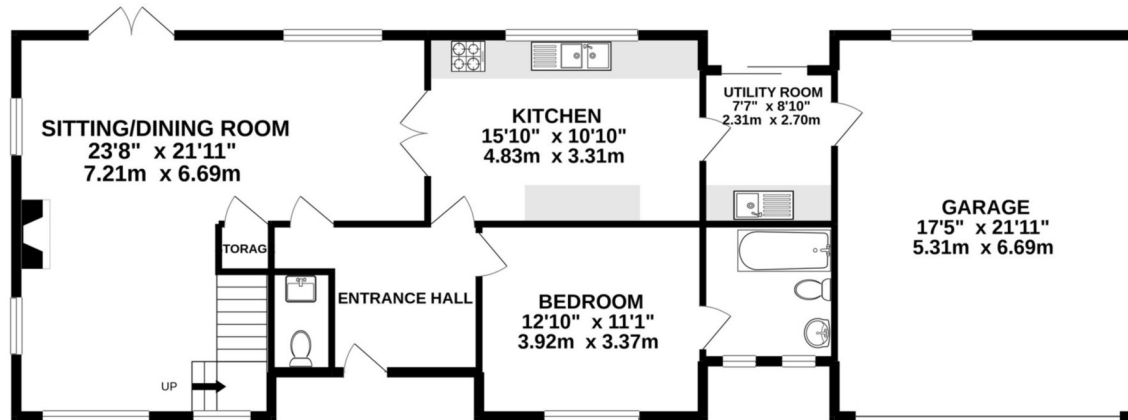
Council Tax

Arun Council Tax: Band F

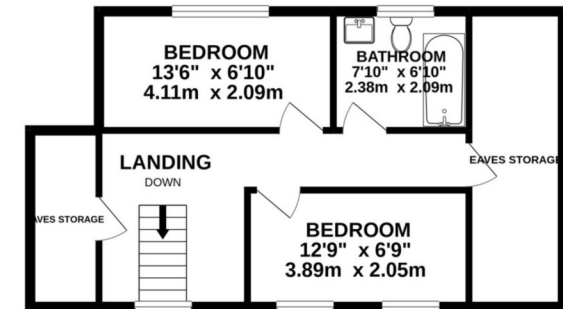
Viewings by appointment only

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

GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 sq.m.) 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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