



1 Barnfield Cottages Arundel Road

Fontwell, BN18 0SE

Price £415,000

With flexible accommodation this well-proportioned property would make an ideal family home. The ground-floor accommodation comprises entrance porch; hallway with stairs to first floor accommodation and door to integral garage; lounge / dining room with patio doors to rear garden; good-sized fitted kitchen / breakfast room; utility room; downstairs cloakroom; conservatory with patio doors to rear garden. Upstairs there are three double bedrooms and family bathroom with roll-top bath and separate shower with door leading to study / home office / hobby room. Outside to the front there is parking for two cars on the driveway plus an area of lawn. For those who like the outdoors, al fresco entertaining and gardening, the large rear garden is a particular feature of the property. Ideally situated for easy access to the local Six Villages with shops, schools, amenities mainline train station at Barnham, bus links to the wider community with Chichester city centre, historic Arundel, Goodwood, coastal resorts of Bognor Regis and Littlehampton being a short drive away. EPC - C. Council Tax Band - D. Tenure - freehold.

- Semi-detached house
- 3 bedrooms
- Lounge / dining room
- Kitchen / breakfast room
- Conservatory
- Utility room
- Cloakroom
- Family bathroom
- Study / home office / hobby room
- Integral garage & large garden

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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