# Dukes Cottage, 20 Dukes Road, Fontwell, BN18 0SP

£595,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Sims Williams

## Key Features

- Extended Detached Home
- Desirable Semi-Rural Location
- Sitting Room with Wood Burner
- Cottage Style Kitchen/Diner
- Ground Floor Bathroom
- Vaulted Principal Bedroom Suite
- 2 Further Bedrooms
- Southerly Rear Garden
- Garage/Workshop & Parking

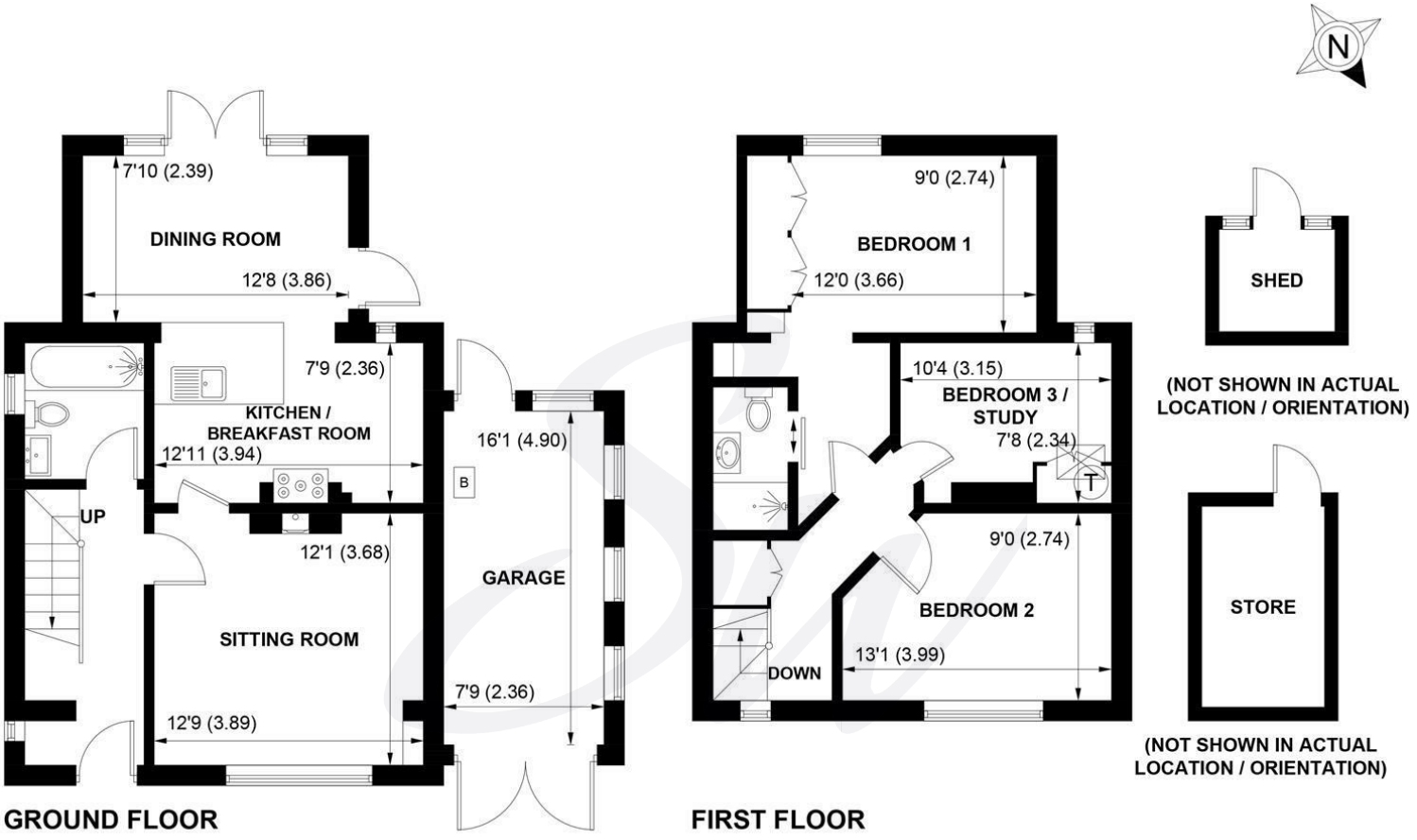
## EPC Rating

Current = D
Potential = C

## Council Tax Band

Band = C

## Tenure - Freehold




**APPROXIMATE GROSS INTERNAL AREA = 968 SQ FT / 89.9 SQ M**
**GARAGE / SHED / STORE = 213 SQ FT / 19.8 SQ M**
**TOTAL = 1181 SQ FT / 109.7 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.