



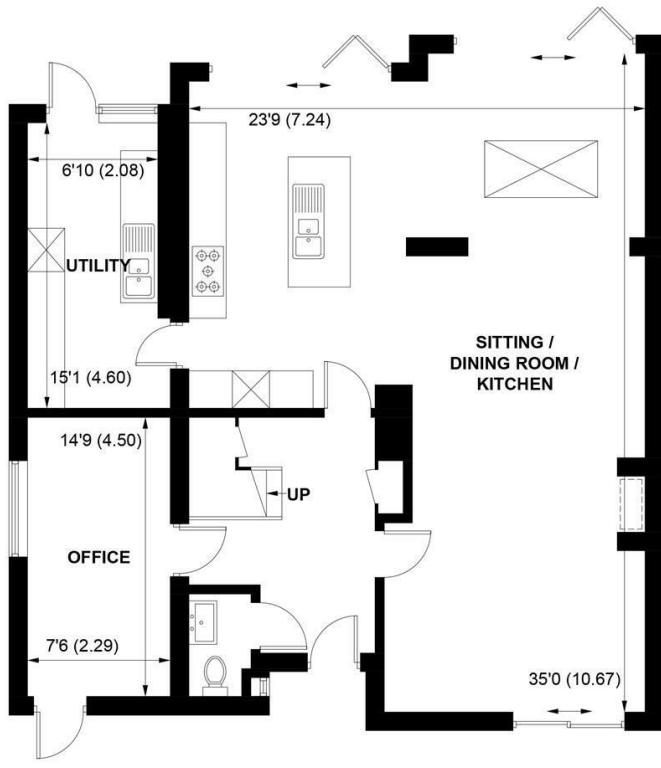
Sims Williams



1, OAK END, ARUNDEL, WEST SUSSEX, BN18 9JE

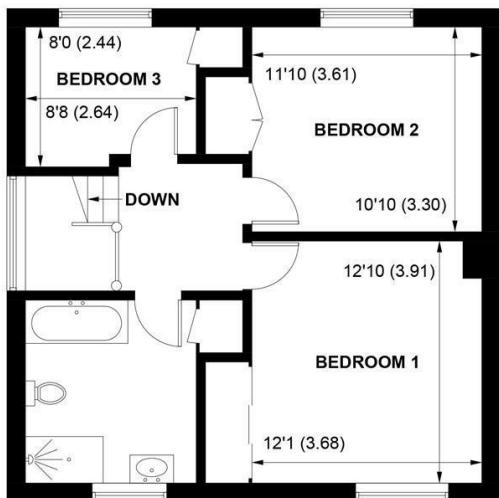


Sia



**GROUND FLOOR**

= Reduced headroom below 1.5m / 5'0



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1655 SQ FT / 153.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
Produced for Sims Williams

# O.I.E.O: £600,000

## Freehold

1 OAK END, ARUNDEL  
WEST SUSSEX, BN18 9JE

- Link Detached House
- Open Plan Ground Floor
- Modern Kitchen & Separate Utility Room
- Home Office with Private Entrance
- Ground Floor WC
- Three Double Bedrooms
- Family Bathroom
- Driveway Parking
- Rear & Front Garden

### EPC RATING

Current = C

Potential = C

### COUNCIL TAX BAND

Band = E

A spacious and extended link-detached family home which has been subject to extensive refurbishment throughout. The property offers three double bedrooms, open plan living, a home office with private entrance which could be a fourth bedroom and driveway parking. The property backs onto woodland so is ideal for walking and cycling in the area.

Situated in a quiet residential cul-de-sac being within reach of facilities in Arundel including schools, shops and mainline train station. There are good road links to surrounding areas via the A27 and A29. There is a short walk through the nearby woodland which leads to a convenience store and C of E school.

The open plan ground floor accommodation features solid Ash flooring throughout and comprises a welcoming entrance hall with coat cupboard and cloakroom with WC & hand wash basin. The bright and spacious sitting room enjoys sliding doors opening to the secluded front garden, there is a chimney breast with opening for a fire grate or woodburner.

The dining area benefits from a roof lantern and bifold doors to the rear garden. There is a stylish modern fitted kitchen with bifold doors and a separate utility room housing all the appliances and offering addition storage with door to

the rear garden making it ideal for muddy dogs and boots.

The ground floor also has a home office which has its own private entrance but can also be accessed from the hallway so could also make an ideal office/gym or fourth bedroom.

The first floor has three double bedrooms which benefit from having built-in wardrobes, and a large family bathroom which is fitted with a modern suite consisting of walk-in shower, bath, hand wash basin & WC. There is also access to the loft.

### Directions

From the roundabout at the A27, proceed along Ford Road, take the first turning right and continue up Torton Hill. At the top of the road, take the right hand turn into Dalloway Road, continue along and bear left into Hazel Grove and right into Oak End.

### Disclaimer.

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.



