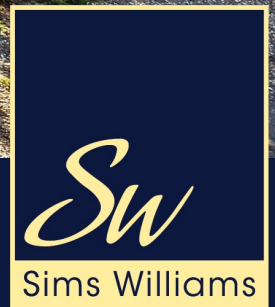




# 4 BERNARD ROAD

ARUNDEL | BN18 9EP



## 4, BERNARD ROAD, ARUNDEL, BN18 9EP

GUIDE PRICE £1,000,000 FREEHOLD

- Substantial Detached Family Home
- Refurbished & Extended Throughout
- Modern Kitchen/Dining Room with Underfloor Heating
- Family Room with Log Burner
- Principal Suite with Ensuite Shower Room
- Far Reaching Views to Arundel & South Downs
- Self Contained Annex
- Mature Landscaped Gardens
- Ample Driveway Parking

A wonderful opportunity to purchase a refurbished and extended family home, situated on a sought-after road on the outskirts of Arundel. This spacious and versatile property offers a well-balanced layout, including a kitchen/dining room, five double bedrooms, a mature landscaped garden, self contained annex and generous driveway parking.

Upon entering, you are welcomed into a spacious entrance hall providing access to the principal rooms, along with useful storage cupboards, a ground floor cloakroom, and a utility room with plumbing for a washing machine. The family room enjoys an abundance of natural light and features a log burner, creating a cosy and inviting atmosphere.

The kitchen/dining room has been fitted with a range of base and wall-mounted units, an integrated gas hob and oven, and space for additional appliances. Underfloor heating runs throughout this area, and French doors open out onto the garden, making it ideal for entertaining.

On the first floor, the dual aspect principal bedroom includes a fully fitted en-suite shower room and French doors leading to a balcony with stunning, far-reaching views towards Arundel and South Downs beyond. There is a further two double bedrooms both with stunning views and a fully fitted family bathroom.

The property also benefits from a self-contained annex, which includes a fitted kitchen/breakfast room with underfloor heating, a separate living room, two double bedrooms, and a fully fitted family shower room perfect for guests.

Outside, the beautifully landscaped rear garden features a large raised terrace for entertaining, a garden store, and mature planting and trees that offer a high degree of privacy. To the front, there is ample driveway parking.









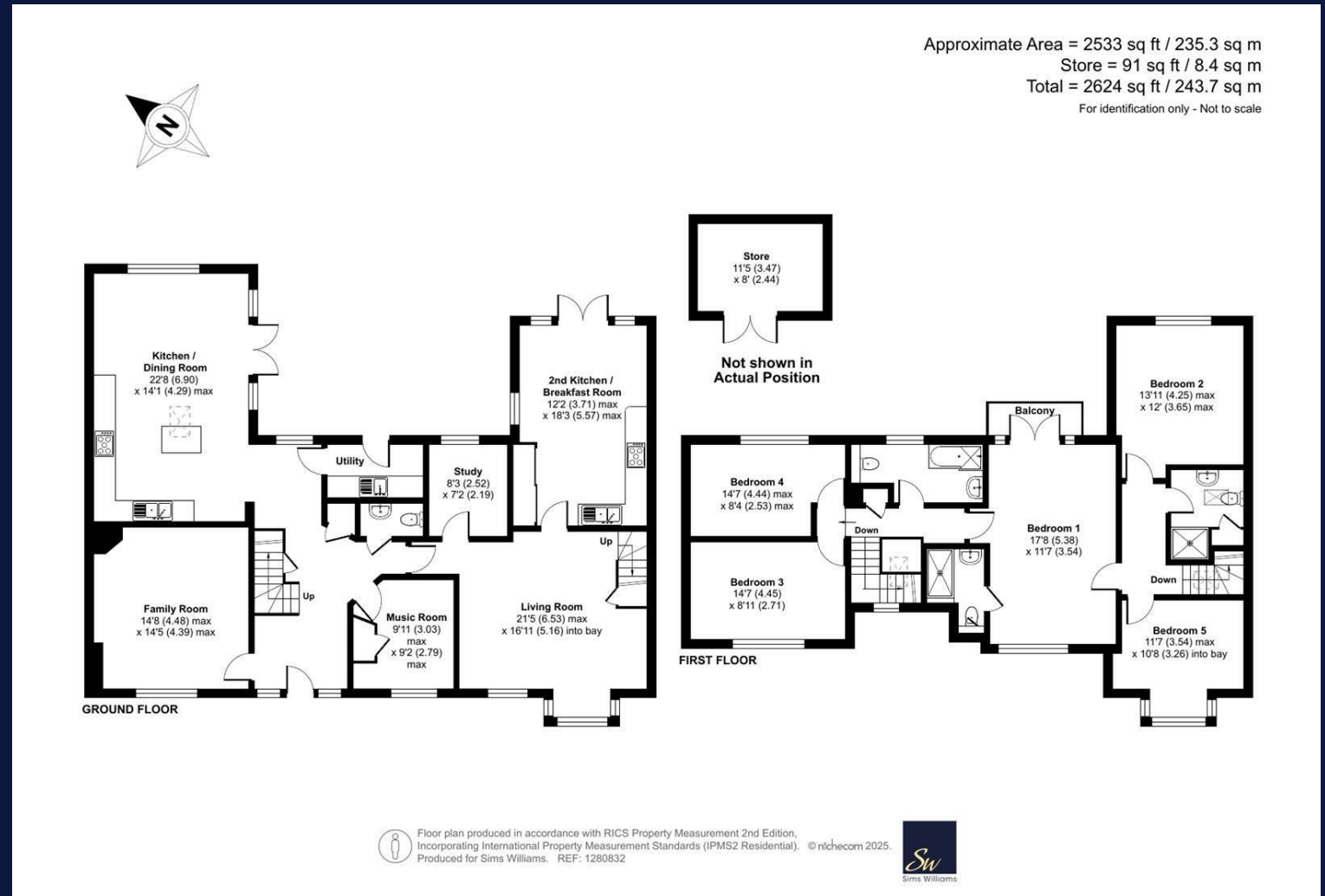




EPC Band - Current - C Potential - C

Council Tax Band F

At the Ford roundabout take the second exit onto Ford road, first right onto Torton Hill Road, then left into Bernard Road, number 4 Bernard Road can be found on the left hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.