



# THE WILLOWS

POLING STREET | ARUNDEL | BN18 9PT

*SW*

Sims Williams



# THE WILLOWS

POLING STREET, ARUNDEL, BN18 9PT

GUIDE PRICE £800,000 FREEHOLD

- Substantial Detached House
- Superb Farmland Views
- Dual-Aspect Sitting Room
- Kitchen/Breakfast Room
- Family/Dining Room
- Annexe Potential
- Five Bedrooms
- Mature Garden
- Parking & Garage

A substantial detached family house situated in the rural hamlet of Poling enjoying superb farmland views. The property comprises versatile accommodation with five bedrooms and annexe potential, together with a garage, driveway parking and generous garden.

Situated in the idyllic church hamlet of Poling with its various footpaths leading to Angmering village, local pubs & restaurants, and Ham Manor Golf Club. There are good road links to Arundel, Worthing and surrounding areas via the A27, whilst Arundel mainline train station is approx. two and a half miles away with its London and coastal services.

The ground floor comprises an entrance hall with storage cupboards and opens into the spacious 'L-shaped', dual-aspect sitting room featuring wooden flooring, an open fire and views over the garden.

The kitchen/breakfast room enjoys views over the gardens and farmland beyond and is fitted with a range of shaker style units with a Rangemaster cooker and space for further appliances. Double doors open into the spacious family/dining room which, in turn, has access out to the garden.

There is a useful utility room, a ground floor shower room and a bedroom which could make an ideal space for a self-contained annexe.

The remainder of the ground floor consists of a study and a family room/snug, both benefitting from built-in storage.

On the first floor is a large galleried landing leading to three double bedrooms and a single bedroom, with main bedroom boasting fitted wardrobes, an ensuite shower room and a balcony enjoying the far-reaching views. The family bathroom is fitted with a white suite consisting of a panelled bath with shower over, WC & wash basin.

Outside, the rear gardens are a good size and are mainly laid to lawn with mature trees and shrubs and a paved terrace for outdoor seating, and two sheds. There is post and rail at the end to make the most of the gorgeous rural views. To the front is a driveway for off-road parking and a garage.





# THE WILLOWS

POLING STREET, ARUNDEL, BN18 9PT

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)





# THE WILLOWS

POLING STREET, ARUNDEL, BN18 9PT

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)





# THE WILLOWS

POLING STREET, ARUNDEL, BN18 9PT

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)





# THE WILLOWS

POLING STREET, ARUNDEL, BN18 9PT

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)





# THE WILLOWS

POLING STREET, ARUNDEL, BN18 9PT

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)





# THE WILLOWS

POLING STREET, ARUNDEL, BN18 9PT

WWW.SIMSWILLIAMS.CO.UK

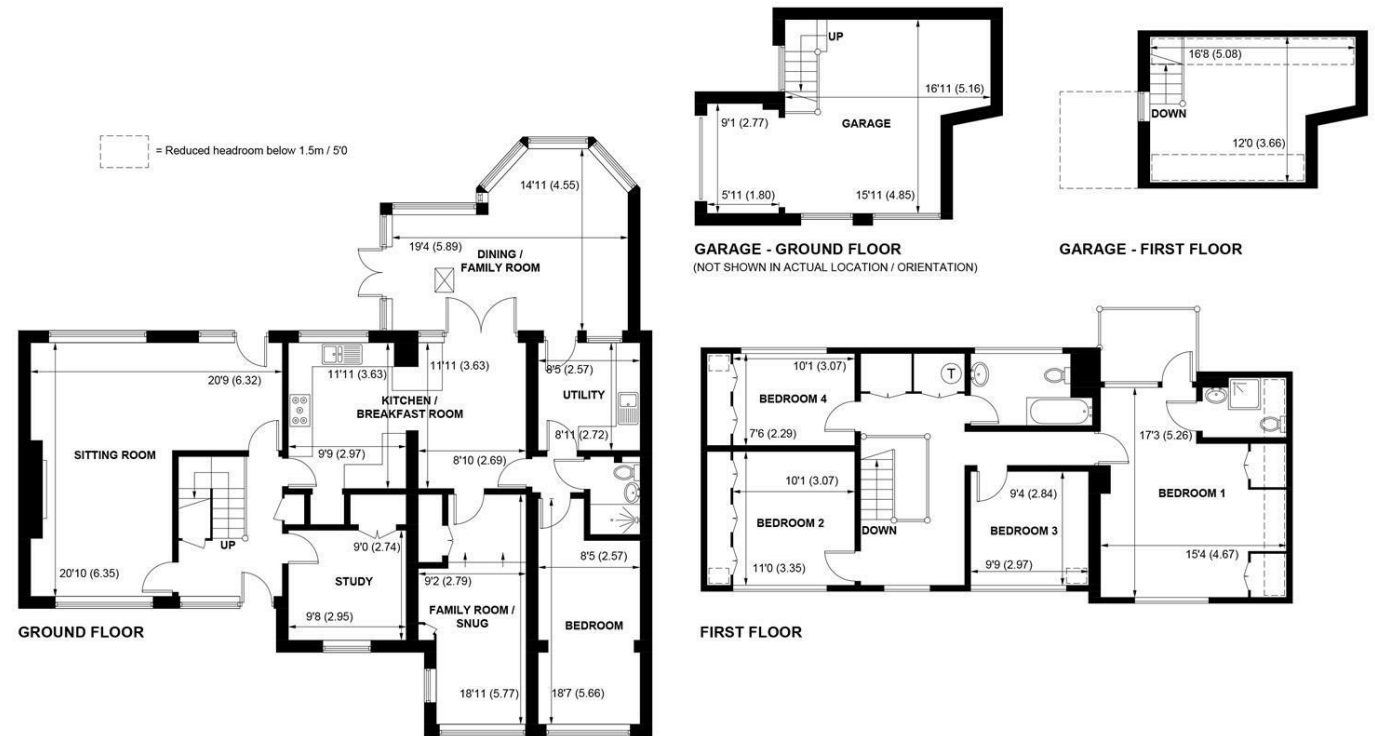
EPC Band - Current - D Potential - C

Council Tax Band G

Oil Fired Central Heating

Septic Tank Drainage

From Arundel, continue Eastbound along the A27. Take the exit on the right hand side signposted Poling. Continue along the country lane for approx. ½ a mile and you will find the property on the right hand side.



APPROXIMATE GROSS INTERNAL AREA = 2401 SQ FT / 223.1 SQ M

GARAGE = 470 SQ FT / 43.7 SQ M

TOTAL = 2871 SQ FT / 266.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

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.

8a High Street  
Arundel, BN18 9AB

01903 885678

WWW.SIMSWILLIAMS.CO.UK