



# PRIORY VIEW

MAXWELL ROAD | ARUNDEL | BN18 9EU

*SW*

Sims Williams

# PRIORY VIEW

2, MAXWELL ROAD, ARUNDEL, BN18 9EU

£725,000 FREEHOLD

- Well Presented Detached Family House
- Spacious & Versatile Accommodation
- Dual Aspect Living Room
- Modern Kitchen/Dining Room
- Principal Bedroom with Ensuite Shower Room
- 3 Further Bedrooms
- Located on The Outskirts of Arundel
- Rear Mature Garden
- Ample Driveway Parking

A well-presented detached family home offering spacious and versatile accommodation, ideally situated in a convenient location with easy access to local schools, shops and leisure amenities. Excellent transport links are available via the A27 and A284, while Arundel mainline railway station lies less than a mile away.

Upon arrival, you are welcomed into a generous entrance hall featuring storage cupboards, three Velux windows, a ground floor cloakroom, and a study overlooking the rear garden. The dual-aspect sitting room enjoys plenty of natural light, a charming window seat, and a feature fireplace with a wood-burning stove.

The contemporary kitchen/dining room is fitted with a range of white base and wall-mounted units, complemented by a freestanding range cooker, integrated dishwasher and a freestanding American-style fridge/freezer. A large central island provides additional storage and preparation space, with two sets of French doors opening out to the garden.

Upstairs, the principal bedroom includes fitted wardrobes and a modern en-suite shower room. There are two further double bedrooms, both with built-in storage, along with a family bathroom comprising a bath, wash basin and WC.

The mature rear garden is mainly laid to lawn with a generous terrace area, ideal for outdoor entertaining, and is bordered by established shrubs and trees. To the front of the property, there is ample driveway parking.



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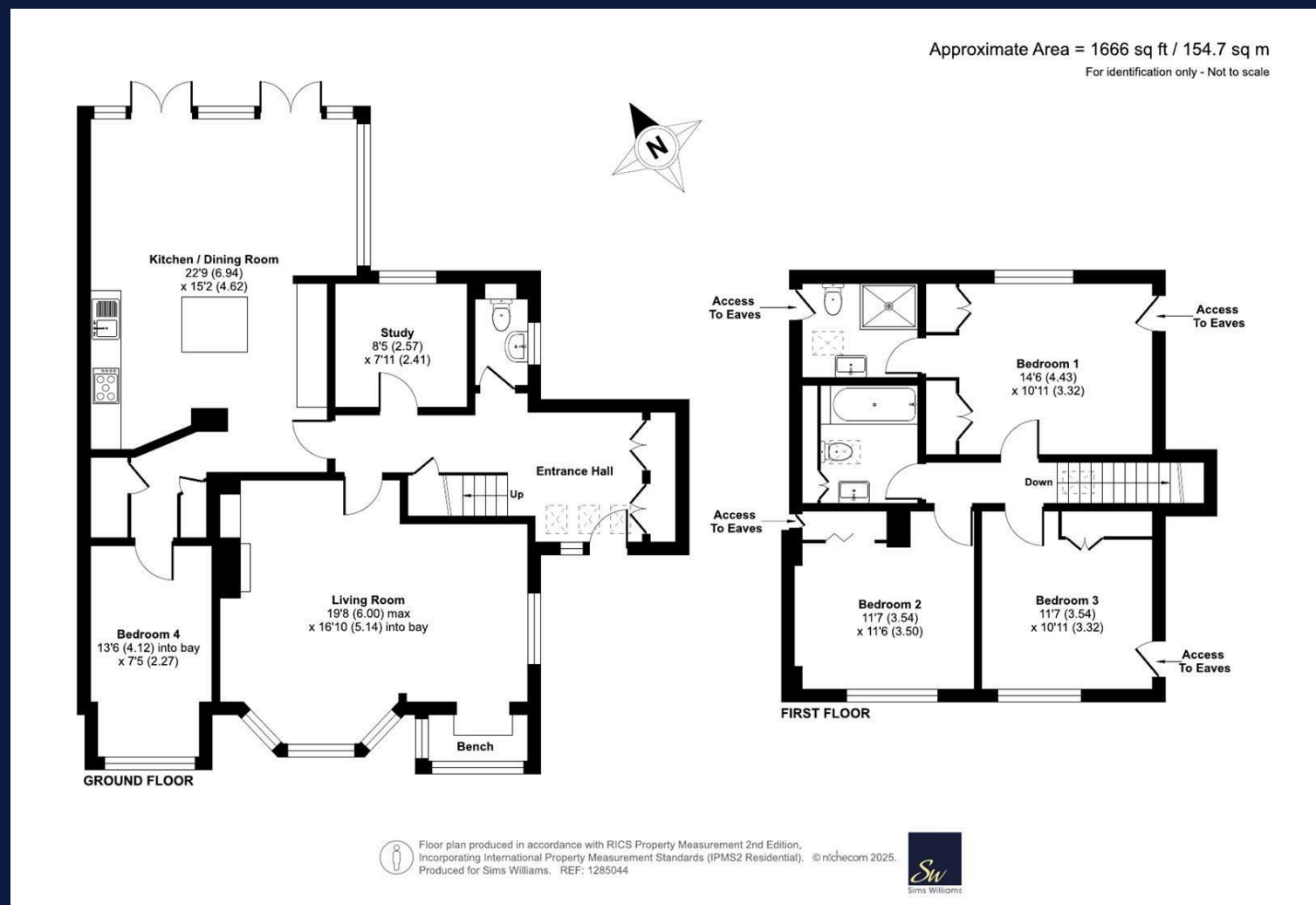
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EPC Band - Current - D Potential - C

Council Tax Band E

From the roundabout on the A27 proceed southwards down Ford Road. Take the 5th turning on the right into Maxwell Road and the property will be found on the right-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.

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