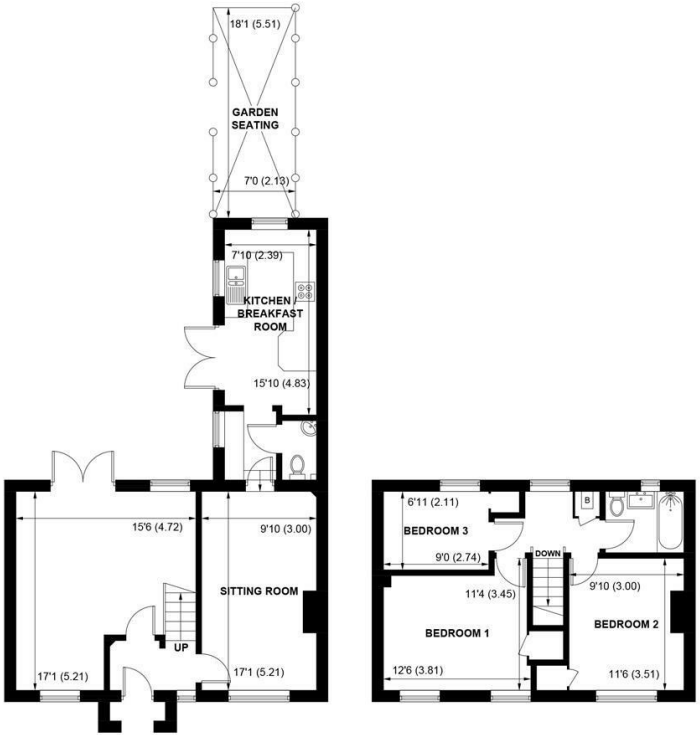
Sims Williams

40 PEARSON ROAD, ARUNDEL, BN18 9HR



APPROXIMATE GROSS INTERNAL AREA = 1062 SQ FT / 98.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 © Produced for Sims Williams

ARUNDEL OFFICE

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£375,000 Freehold

40, PEARSON ROAD, ARUNDEL, BN18 9HR

- Well Presented Semi-Detached Home
- Spacious & Versatile Accommodation Throughout
- Fitted Kitchen/Breakfast Room
- Bright Sitting Room
- Three Bedrooms
- Fitted Family Bathroom
- Located on the Outskirts of Arundel
- Mature Landscaped Garden
- Private Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

An excellent opportunity to acquire this beautifully maintained semi-detached family home, ideally located on the outskirts of the historic town of Arundel. Conveniently positioned within walking distance of the local primary school and mainline train station, the property also benefits from easy access to the town's amenities and excellent road links to surrounding areas.

The home offers spacious and versatile accommodation throughout, featuring a generous sitting room, a modern fitted kitchen, three well-proportioned bedrooms, a landscaped rear garden, and private off-road parking.

Upon entering, you are welcomed into a bright entrance hall leading to the light-filled sitting room, creating a warm and inviting living space. The well-equipped kitchen/breakfast room includes a range of base and eye-level units, integrated dual ovens, a gas hob, dishwasher, and fridge. A practical utility room, with plumbing for a washing machine and dryer, sits adjacent to the kitchen and includes a convenient ground floor WC.

An additional reception room, complete with its own shower room, kitchenette, and private access from the garden.

Upstairs, the first floor comprises two double bedrooms, both with fitted wardrobes, a further single bedroom, and a stylish family bathroom with a shower over the bath, hand basin, and WC.

The landscaped rear garden is predominantly laid to lawn, featuring a paved terrace and a covered seating area - perfect for outdoor entertaining. To the front, the property offers two private parking spaces.

Directions

Upon leaving Arundel, proceed Southwards along Ford Road taking the first right into Torton Hill Road. Proceed along the road and take a right onto Pearson Road. The property will be found on the right hand side.

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.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract