



3 BIRCH CLOSE

ARUNDEL | BN18 9HN

Sw
Sims Williams

3, BIRCH CLOSE, ARUNDEL, BN18 9HN

PRICE GUIDE £875,000 FREEHOLD

- Modern Detached House
- Extended and Refurbished Throughout
- Double Aspect Sitting Room with Log Burner
- Bespoke Sylvarna Fitted Kitchen
- Principal Bedroom with Ensuite
- 2 Further Spacious Bedrooms
- Large Mature Garden with Terrace
- Located in a Quiet Cul-de-sac
- Off Road Parking

A fabulous modernised property which has been recently extended and fully refurbished throughout to very high standards. The property is located on the outskirts of Arundel with local amenities, pubs, restaurants and schools only a short walk away.

The covered entrance porch leads into the entrance hall which has access to all principal rooms with fitted shoe and coat cupboards, useful utility room and separate WC. The bespoke fitted Sylvarna kitchen/breakfast room with French doors out to the terrace. A range of NEF smart kitchen integrated appliances including fridge/freezer, dishwasher, dual ovens and induction hob with space for further storage.

The impressive dual aspect sitting room benefits from a log burner and dual sliding doors which lead out to the garden. Adjacent to the sitting room is the dining room with tile flooring throughout and views over the garden.

The principal suite has fitted wardrobes, ensuite shower room and double doors out to a private terrace. There are a further two double bedrooms, one of which has fitted wardrobes, a family bathroom and a useful loft room.

Outside the garden is fully enclosed with mature shrubbery and trees to create privacy. There is a fabulous terrace perfect for entertaining. To the front of the property there is off road parking for 2 cars and the property also benefits from solar panel heating.

In accordance with the Estate Agents Act 1979, we would inform you that the vendor is an employee of Sims Williams Estate Agents.













EPC Band - Current - B Potential - A

Council Tax Band E

From the roundabout at the A27 take the 2nd exit onto Ford Road and take the first right into Torton Hill Road. Proceed up the hill and turn right into Dalloway Road,, continue along and take the second left into Birch Close and the property can be found on the left hand side.



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1547 SQ FT / 143.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

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.

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