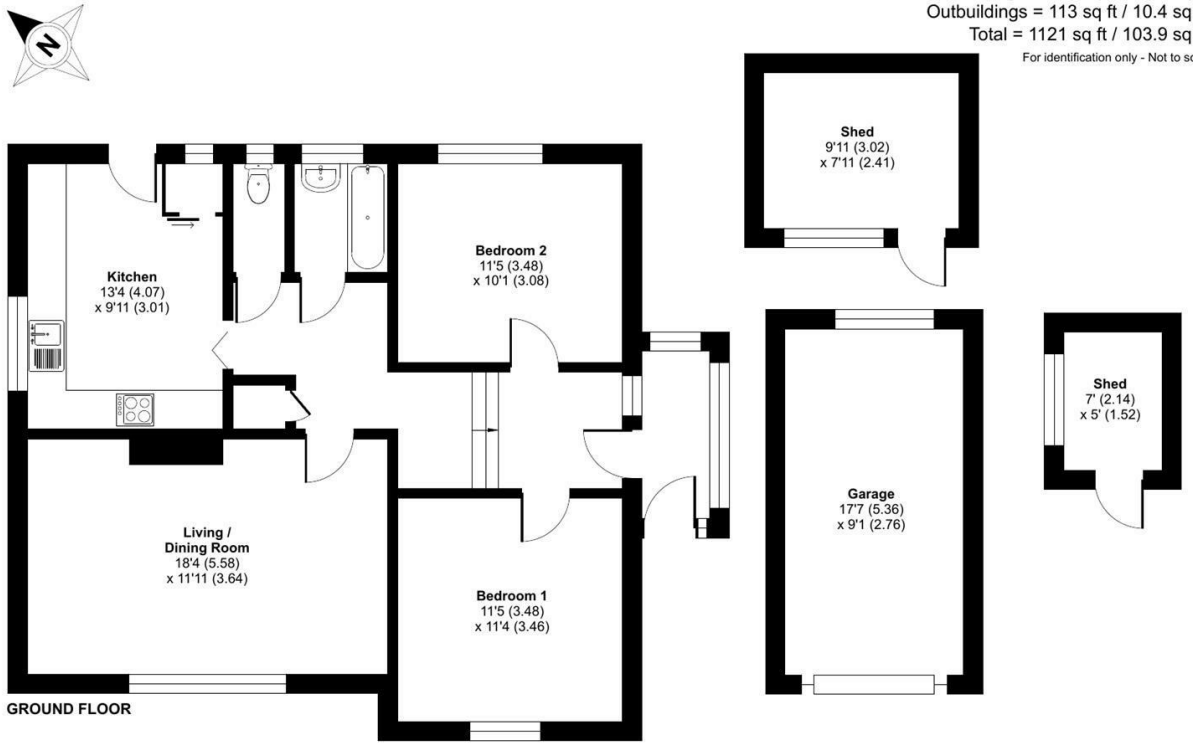
Sims Williams




# 16 STEWARDS RISE, ARUNDEL, BN18 9ER

Approximate Area = 849 sq ft / 78.8 sq m
Garage = 159 sq ft / 14.7 sq m
Outbuildings = 113 sq ft / 10.4 sq m
Total = 1121 sq ft / 103.9 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sims Williams. REF: 1450708

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# £415,000 Freehold

## 16, STEWARDS RISE, ARUNDEL, BN18 9ER

- Detached Bungalow
- Fitted Kitchen/Breakfast Room
- Separate Living/Dining Room
- Located in Quiet Location
- Two Double Bedrooms
- Potential to Extend STPP
- Front & Rear Mature Garden
- Garage & Driveway Parking
- No Forward Chain

## EPC RATING

Current = D
Potential = C

## COUNCIL TAX BAND

Band = D

A detached two-bedroom bungalow situated on the outskirts of Arundel, benefiting from convenient access to local amenities, including a nearby school and shop.

Internally, the property offers well-proportioned accommodation with a practical layout, presenting an excellent opportunity for buyers to renovate and potentially extend, subject to the necessary planning permissions.

The accommodation comprises a kitchen/breakfast room fitted with a range of base and eye-level units, with space for appliances and a door opening onto the garden. There is also a separate living/dining room overlooking the front garden, along with two double bedrooms. A bathroom comprising bathtub, handwash basin and a separate WC complete the internal layout.

The property is set back from the road and enjoys both front and rear mature gardens with raised terrace and in addition a driveway, garage, and useful side access.

### Disclaimer

As the sellers 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