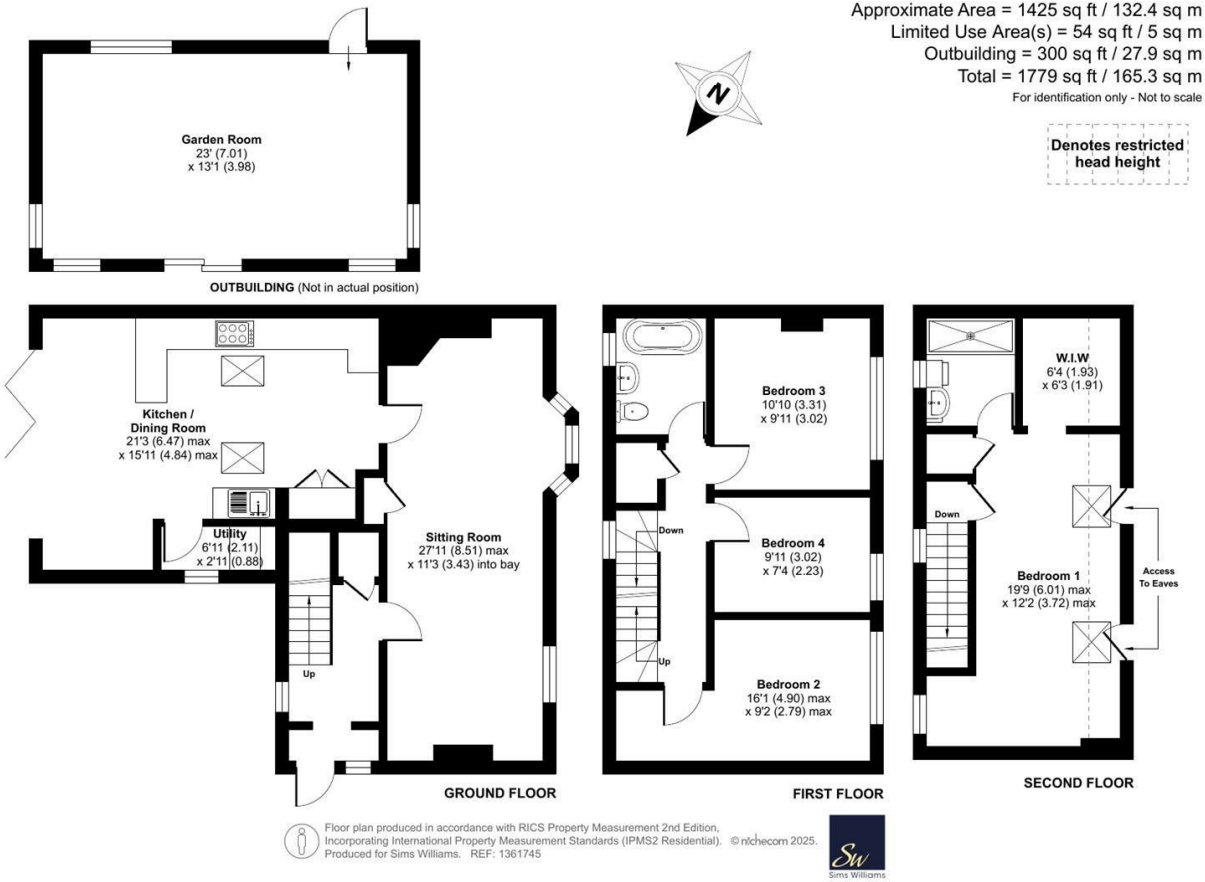
Sims Williams

36, CANADA ROAD, ARUNDEL, WEST SUSSEX, BN18 9HY

Approximate Area = 1425 sq ft / 132.4 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Outbuilding = 300 sq ft / 27.9 sq m
Total = 1779 sq ft / 165.3 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1361745

Sims Williams

ARUNDEL OFFICE

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BN18 9AB

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£500,000 Freehold

36, CANADA ROAD,
ARUNDEL,
WEST SUSSEX, BN18 9HY

- Beautifully Presented Semi Detached Home
- Extended & Fully Refurbished to an Exceptional Standard
- Stunning Open-Plan Kitchen/Dining Room with Limestone Flooring and Underfloor Heating
- Light-Filled Sitting Room with Engineered Oak Flooring and Wood-Burning Stove
- Impressive Principal Bedroom with En-Suite Shower Room
- Three Further Spacious Double Bedrooms
- Fully Insulated and heated Garden Room – Ideal as a Home Office or Studio
- Generous Landscaped Front and Rear Gardens with Raised Terraces
- Convenient Location Close to Arundel Town Centre, Schools, and Mainline Station

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = C

A beautifully extended four-bedroom semidetached home, fully refurbished to an exceptional standard, offering spacious and versatile accommodation ideal for modern family living.

Set back from the road for added privacy, this stylish property combines character and comfort with contemporary finishes throughout. The welcoming sitting room features elegant engineered oak flooring and a wood-burning stove, creating a warm and inviting space to relax.

The heart of the home is the impressive open-plan kitchen and dining area, designed with entertaining in mind. It boasts a bespoke range of cabinetry, a freestanding range cooker, and integrated appliances, all set against a backdrop of luxurious limestone flooring with underfloor heating - ensuring comfort and style year-round. Bi-fold doors flood the space with natural light and seamlessly connect the indoors with the landscaped rear garden, ideal for gatherings and al fresco dining.

Upstairs, three generous double bedrooms and a beautifully appointed family bathroom with a freestanding bath offer excellent accommodation for family or guests. The entire second floor is dedicated to the stunning principal suite, complete with fitted wardrobes, an en-suite shower room, and useful eaves storage.

Outside, the large, beautifully landscaped garden features a raised terrace and a substantial, fully insulated, and heated garden room - perfect as a home office, studio, or gym. Ideally situated just a short walk from Arundel's historic town centre, this exceptional home offers easy access to all local amenities, as well as the mainline train station, primary school, and good road links to surrounding areas.

Directions

Upon leaving Arundel, proceed southwards along Ford Road taking the first right into Torton Hill Road. Take the first right into Canada Road and 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