

PARK HOUSE

ANNE HOWARD GARDENS | ARUNDEL | BN18 9BB

Sims Williams

PARK HOUSE

1A, ANNE HOWARD GARDENS, ARUNDEL, BN18 9BB

OFFERS IN EXCESS OF £850,000 FREEHOLD

- Handsome Detached House
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Four Double Bedrooms
- Two Bathrooms
- South Westerly Garden
- Detached Garage
- Driveway Parking for 4 Cars







A handsome detached Queen Anne style house with spacious accommodation arranged over three floors. The property comprises two reception rooms, four bedrooms, a south westerly garden, detached garage and parking for 4 cars.

Situated in the historic town of Arundel with its beautiful Cathedral and Castle. There are great shops, restaurants and leisure facilities in the town centre. Arundel mainline train station, with its London and coastal links is less than a mile away and there are good road links via the A27 and A284.

The ground floor accommodation offers a generous sized dual-aspect sitting room with wood burner and French doors to the garden. The spacious open plan kitchen/breakfast room is a great family/entertaining space with steps leading down to the vaulted dining room with doors to the garden. The kitchen has an integral fridge freezer, range cooker and extractor, dishwasher and plumbing and space for appliances in the utility room with side door to the garden. There is also a cloakroom.

The first floor provides two good sized double bedrooms both having built in wardrobes. The large family bathroom comprises bath, separate shower, 2 hand wash basins and W.C.

The master bedroom is on the top floor and benefits from built in wardrobes, dressing area, large ensuite with bath and separate walk in shower, hand wash basin and W.C. There is a further bedroom/study.

Outside, the property has a south westerly facing rear garden mostly laid to lawn with a raised paved area that has ample room for a table and chairs. To the back of the property is a secluded fenced off area for alfresco dining.

Park House also benefits from its own drive allowing parking for 4 cars and access to the detached garage with storage room above.

The accommodation has been built to a high specification and includes under floor heating, mood lighting system and CCTV security.

AML & ID Compliance Checks
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

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EPC Band - Current - C Potential - B

Council Tax Band F

From our office at 8A High Street, proceed up the hill and left into Maltravers Street, then immediately right and then left into London Road. Follow the road down until you get to Anne Howard Gardens on the left hand side. Take this turning and Park House is the first house on the left.



APPROXIMATE GROSS INTERNAL AREA = 1634 SQ FT / 151.8 SQ M
OUTBUILDING = 343 SQ FT / 31.9 SQ M
TOTAL = 1977 SQ FT / 183.7 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
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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