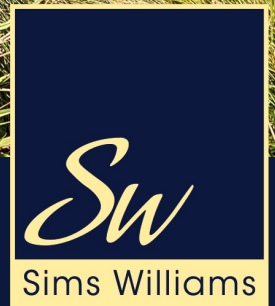




# 1 BERNARD ROAD

ARUNDEL | BN18 9EP



1, BERNARD ROAD, ARUNDEL, BN18 9EP

OFFERS IN EXCESS OF £700,000 FREEHOLD

- Detached Chalet-Style Home
- Well Presented Throughout
- Fitted Kitchen/Dining Room with Underfloor Heating
- Double Aspect Living Room with Log Burner
- Three Double Bedrooms
- Far Reaching Countryside Views
- Beautifully Landscaped Gardens
- Garage & Driveway Parking
- No Onward Chain

Situated in an elevated position on the outskirts of the historic town of Arundel, this well-presented detached chalet-style home offers a unique blend of flexible living, stunning views, and convenient access to the town centre and Arundel mainline station with direct links to London.

This versatile home has been thoughtfully maintained throughout and is set within beautifully landscaped gardens. It features underfloor heating throughout, three double bedrooms, a double-aspect living room, spacious kitchen/dining room, and conservatory. Additional benefits include a garage, ample driveway parking, and no onward chain.

You are welcomed into a spacious entrance hall with access to all principal rooms and a useful cloakroom. The double-aspect living room is bright and inviting, featuring a log burner, far-reaching countryside views, and direct access to the garden terrace. There is also a ground floor bedroom, currently used as a study.

The kitchen/dining room is fitted with a range of base and eye-level units and includes integrated appliances such as a gas hob, oven, dishwasher, and a freestanding fridge/freezer. Adjacent is a light-filled conservatory with double doors opening out to the garden - perfect for relaxed dining or entertaining.

Upstairs, the principal bedroom enjoys dual-aspect windows with stunning countryside views and includes built-in wardrobes. A further double bedroom also features fitted wardrobes. The family bathroom comprises a shower over bath, hand basin, and WC.

The beautifully landscaped rear garden is a true highlight, with mature planting, fruit trees, plant borders, two garden sheds, and several terraces designed to enjoy the views at every level. At the front, a single garage with power and a spacious driveway offer ample parking.









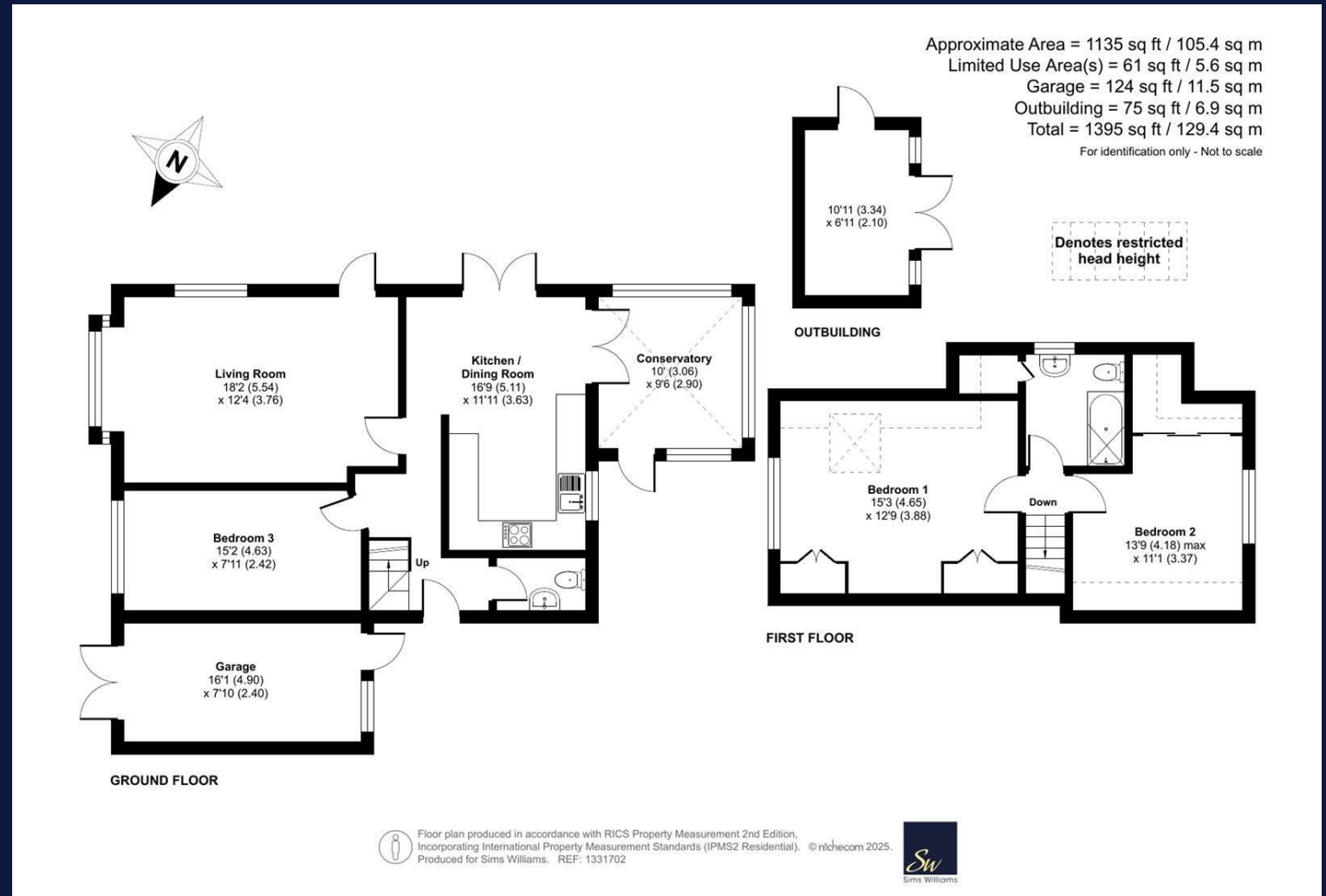




EPC Band - Current - E Potential - C

Council Tax Band E

At the Ford roundabout take the second exit onto Ford road, first right onto Torton Hill Road, then left into Bernard Road, number 1 Bernard Road can be found on the right hand side.



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.