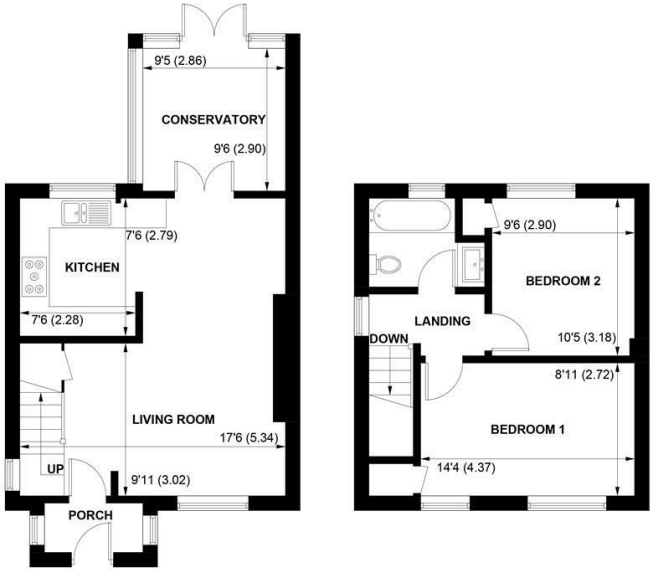
Sims Williams

7 DALTONS PLACE, ARUNDEL, WEST SUSSEX, BN18 9JU



APPROXIMATE GROSS INTERNAL AREA = 827 SQ FT / 76.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

ARUNDEL OFFICE

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OIEO £325,000 Freehold

7, DALTONS PLACE,
ARUNDEL,
WEST SUSSEX, BN18 9JU

- Semi Detached Home
- Well Presented Throughout
- Fitted Kitchen
- Spacious Living Room with Fireplace
- Two Double Bedrooms with Wardrobes
- Family Bathroom
- Rear Courtyard Garden
- Driveway Parking
- No Onward Chain

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

A two-bedroom semi detached home which is conveniently located on the outskirts of Arundel, benefitting from local amenities close by, including shops, cafés, and traditional pubs. The nearby trainline offers direct connections along the coast and into London, while the surrounding countryside and the South Downs National Park provide endless opportunities for walking and leisure.

On arrival, an entrance porch provides useful space for hanging coats and storing shoes before opening into the main living area. The spacious dual aspect living room benefits from a feature fireplace that adds warmth and a welcoming focal point to the room.

From here, the accommodation flows naturally into the adjacent kitchen which has been fitted with a range of base and eye-level units, providing ample storage and workspace with free standing range cooker, space/plumbing for dishwasher and free-standing washing machine. A bright conservatory extends the living space and offers a versatile room for dining or relaxing, with doors opening directly out to the garden.

On the first floor, you can find two well-proportioned double bedrooms, each enhanced by fitted wardrobes. A family bathroom serves the bedrooms, equipped with a shower over the bath, hand wash basin, and WC.

Externally, the property enjoys a private, low-maintenance courtyard garden. Paved throughout, it provides an ideal setting for outdoor dining or quiet relaxation, while a side gate offers convenient external access. The property is offered with no onward chain.

Directions

From our office in the High Street, continue to the roundabout, proceed straight across into Queen Street and take a right turning into Queens Lane which leads into Fitzalan Road. Follow the road round and bear right. Take an immediate right hand turning into Daltons Place and 7 Daltons Place can 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