



CLAREMONT

PRIORY ROAD | ARUNDEL | BN18 9EH

SW

Sims Williams

CLAREMONT

14, PRIORY ROAD, ARUNDEL, BN18 9EH

GUIDE PRICE £780,000 FREEHOLD

- Substantial Detached Home
- Fitted Kitchen/Breakfast Room
- Generous Living Room with Fireplace
- Separate Dining Room with Large Bay Window
- 4 Generous Bedrooms
- Potential for Loft Conversion STPP
- Fabulous Far Reaching Countryside Views
- Landscaped Mature Gardens
- Garage & Driveway Parking

An opportunity to purchase a substantial detached property offering generous and adaptable accommodation, situated on the outskirts of Arundel with convenient access to local schools, shops, and leisure facilities. Excellent transport connections are close at hand via the A27 and A284, with Arundel mainline railway station located less than a mile away.

Upon entering the property, you are welcomed by an inner porch leading into a large central hallway, providing access to all principal rooms. The spacious living room features an open fireplace and double doors opening onto the rear garden, creating a bright and inviting space. A separate dining room enjoys a large bay window with far-reaching views across the surrounding countryside. Also on the ground floor is a useful shower room with WC and integral garage.

The well-appointed kitchen/breakfast room is fitted with a comprehensive range of base and eye-level units, integrated appliances including dual ovens, a combi microwave, and gas hob, with additional space for a freestanding fridge/freezer and table and chairs.

To the first floor are four well-proportioned bedrooms, comprising three generous double bedrooms and a good-sized single room. The family bathroom is fitted with a walk-in shower, bathtub, hand wash basin and WC. A large loft space offers excellent potential for conversion, subject to the necessary planning permissions.

Externally, the property boasts a beautifully landscaped rear garden, mainly laid to lawn with mature trees and established planting providing a high degree of privacy. To the front, there is ample driveway parking and an attached garage.



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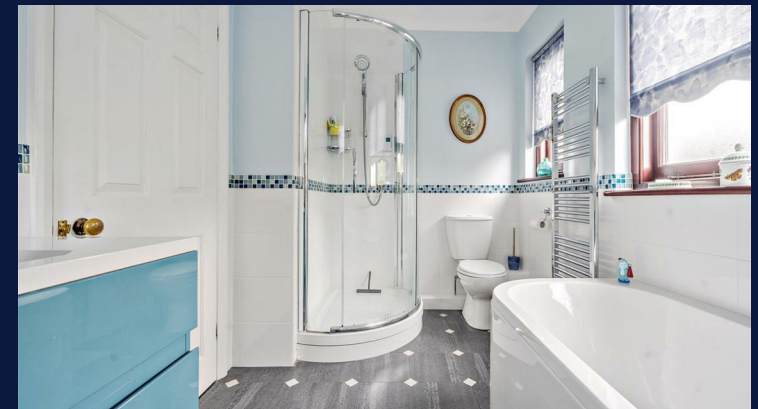
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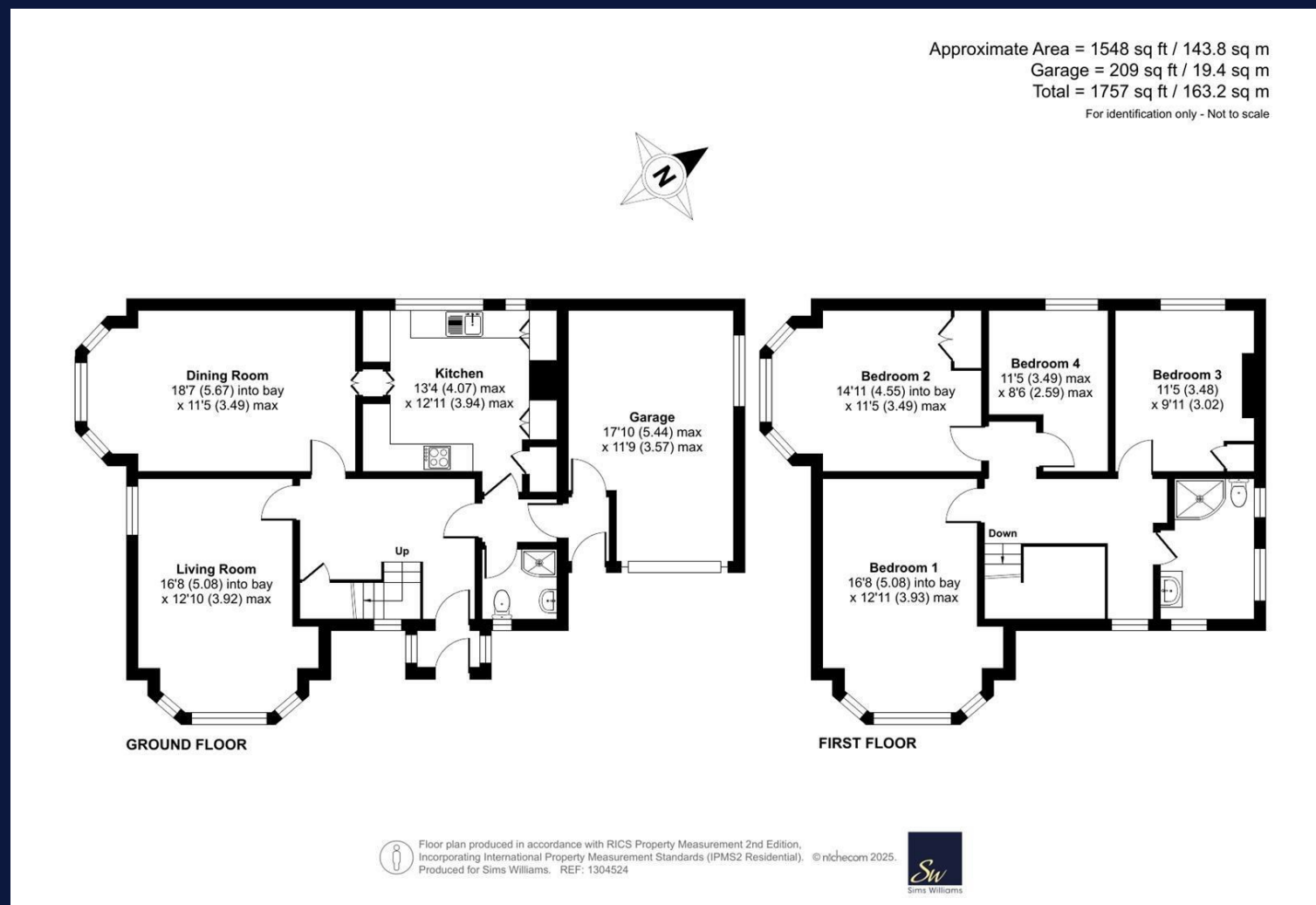
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EPC Band - Current - D Potential - C

Council Tax Band F

From our office head North on High Street, turn left onto Maltravers Street. At the roundabout, take the second exit onto Ford Road, take the slip road on your right into Priory Road and number 14 can be found on your right, just before the roundabout.



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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