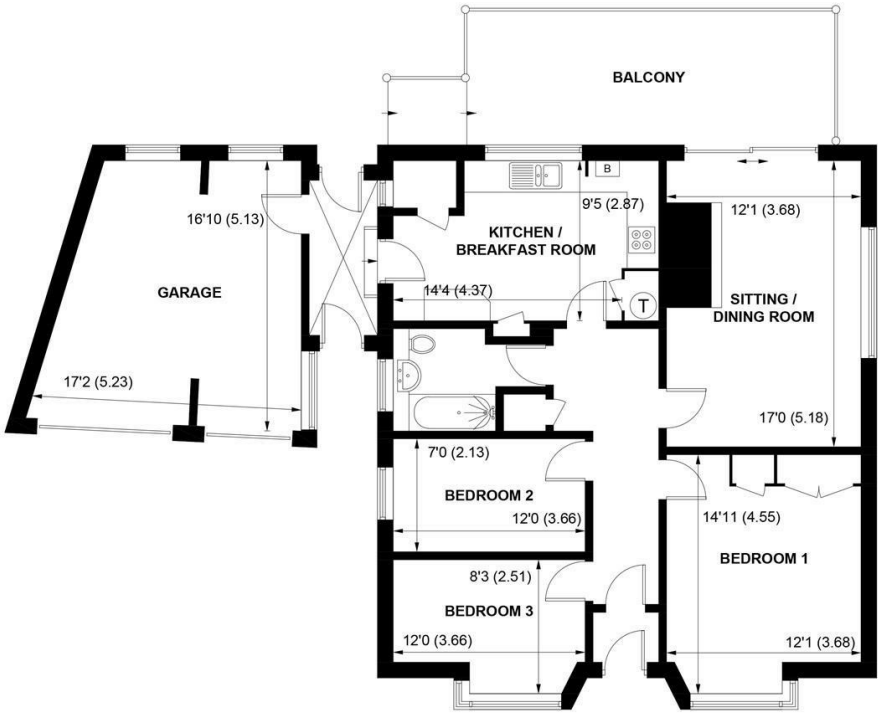


17 PRIORY ROAD, ARUNDEL, BN18 9EJ



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1247 SQ FT / 115.9 SQ M
(INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

ARUNDEL OFFICE

8a High Street
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BN18 9AB

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£575,000 Freehold

17, PRIORY ROAD, ARUNDEL, BN18 9EJ

- Detached Bungalow
- Private Peaceful Location
- Fitted Kitchen/Breakfast Room
- Living Room with Fireplace
- Three Double Bedrooms
- Family Bathroom
- Planning Permission For Loft Conversion & Extension
- Garage & Driveway Parking
- Mature Landscaped Garden

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = E

A spacious detached bungalow offering versatile accommodation with planning permission for loft conversion & extension. Occupying an elevated position on a sought-after and peaceful residential road, the property is within easy walking distance of Arundel town centre, the mainline station, local shops and amenities, with excellent road connections via the A27 and A29.

The accommodation comprises an entrance porch opening into a generous central hallway, providing access to all principal rooms. The spacious sitting room enjoys an open fireplace and sliding doors leading onto a raised terrace with attractive views across neighbouring fields. The kitchen is fitted with a range of units with space for appliances. A door leads to a covered side passage with access to the rear garden and double garage.

There are three bedrooms, including a principal bedroom with fitted wardrobes, alongside a further double bedroom and a single bedroom. The family bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC.

Outside, the landscaped enclosed rear garden is arranged over two levels, with a raised terrace enjoying far-reaching views, steps leading down to a lawn bordered by mature shrubs and flowering plants, a paved seating area and a small pond. To the front, the property is set behind an area of lawn with established planting, together with a driveway providing parking for two vehicles and access to the double garage.

Directions

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 17 can be found on your left, just after the roundabout.

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.

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.









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