



Sims Williams



23, PRIORY ROAD, ARUNDEL, BN18 9ET



Approximate Area = 1006 sq ft / 93.5 sq m

Garage = 127 sq ft / 11.5 sq m

Total = 1133 sq ft / 105.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Sims Williams. REF: 1257570



**ARUNDEL OFFICE**

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# £425,000 Freehold

23, PRIORY ROAD,  
ARUNDEL,  
BN18 9ET

- Semi Detached Family Home
- In Need of Refurbishment
- Fitted Kitchen
- Dual Aspect Sitting Room
- Dining Room with Feature Fireplace
- 3 Bedrooms
- South Facing Mature Garden
- Garage & Driveway Parking
- No Onward Chain

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = C

A wonderful opportunity to acquire a three-bedroom semi-detached home, nestled in a quiet and sought-after road on the outskirts of Arundel. This well-positioned property provides convenient access to the town's array of amenities, including shops, restaurants, cafés, and the mainline train station.

The ground floor features an entrance hall leading to all principal rooms. The dual-aspect living room enjoys a fireplace and sliding doors opening onto the garden, creating a bright and inviting space. Adjacent is a separate dining room, enhanced by a large bay window.

The kitchen is fitted with a range of cream-fronted base and eye-level units and includes a freestanding cooker, fridge, and space for both a washing machine and dishwasher. A door from the kitchen provides access to the garden.

Upstairs, the principal bedroom boasts fitted wardrobes and far-reaching views, accompanied by a further double bedroom and a single

bedroom, the latter housing the airing cupboard with a newly installed boiler. The family bathroom comprises a bath, wash basin, and WC.

Externally, the front garden is bordered by mature shrubs, offering privacy, while the south-facing rear garden enjoys open views. The property also benefits from a garage and driveway parking and is offered with no onward chain.

## Directions

From the Arundel roundabout on the A27 proceed southwards down Ford Road and take the second turning on the right into Priory Road, Number 23 can be found on the left 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.



