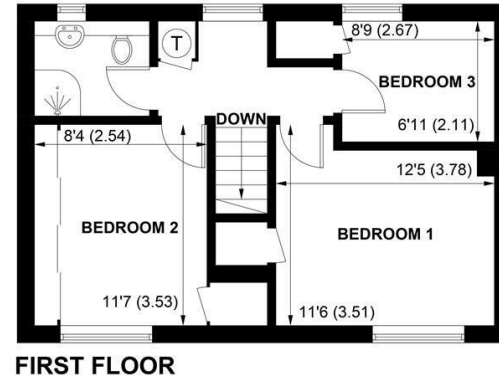


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Sims Williams



6 CANADA ROAD, ARUNDEL, WEST SUSSEX, BN18 9HY



APPROXIMATE GROSS INTERNAL AREA = 1044 SQ FT / 97.0 SQ M

STORE = 87 SQ FT / 8.1 SQ M

TOTAL = 1131 SQ FT / 105.1 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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£350,000 Freehold

6, CANADA ROAD,
ARUNDEL,
WEST SUSSEX, BN18 9HY

- Semi Detached House
- Scope for Improvement & Extending
- Dual Aspect Sitting Room
- Separate Dining Room
- Kitchen & Utility Room
- 3 Bedrooms
- Useful Garden Store
- Secluded Mature Garden
- No Onward Chain

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = C

A semi detached house located in a quiet residential area on the outskirts of Arundel, the property benefits from 3 bedrooms and a good sized rear garden. This will be offered with no onward chain.

Situated on the edge of Arundel, easily accessible to the facilities in the town and within walking distance of both the primary school and mainline train station and there are good road links to surrounding areas.

From the entrance porch you are welcomed into the hallway with stairs leading to the first floor and access into the sitting room with fireplace and views out to the garden.

The kitchen is fitted with a range of base and eye level units with space for appliances. Adjacent to the kitchen is a separate dining room and utility room with fitted sink & WC.

On the first floor there are 2 double bedrooms and a further single bedroom all benefitting from fitted wardrobes. There is a family shower room comprising a walk in shower, wash basin and WC.

Outside is a private mature garden which is mainly laid to lawn, with brick built store, mature shrubbery and trees creating generous amounts of privacy. The property will be offered with no onward chain.

Directions

Upon leaving Arundel, proceed southwards along Ford Road taking the first right into Torton Hill Road. Take the first right into Canada Road and the property 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

