

SILVERWOOD

7 BIRCH CLOSE | ARUNDEL | BN18 9HN

Sw
Sims Williams

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7 BIRCH CLOSE, ARUNDEL, BN18 9HN

£995,000 FREEHOLD

- Elegant Single-Level Barn Style Home
- Recently Refurbished Throughout
- Open Plan Kitchen/Living/Family Room
- Principal Bedroom with Ensuite
- Two Further Double Bedrooms with Ensuites
- Vaulted Ceilings & Feature Dual Sided Fireplace
- Located on Outskirts of Arundel
- Large Mature Gardens
- Ample Driveway Parking







A stunning, fully refurbished contemporary single level barn style home set on the outskirts of historic Arundel. The property offers an exceptional blend of stylish design, modern convenience, and luxurious living with underfloor heating throughout, vaulted ceilings, bespoke finishes, and every room thoughtfully designed, this remarkable home offers effortless modern living in a charming and convenient location, just a short walk from local amenities, pubs, restaurants, and schools.

You enter into the light-filled entrance hall, by striking vaulted ceilings and a seamless flow of space through to the open plan kitchen/living/dining room. A convenient cloakroom is also located in the entrance hall.

The open plan kitchen/living/dining space is a true standout. The designer Sylvana kitchen is fitted with an extensive range of premium units, high-end integrated appliances including dual ovens, fridge/freezer, dishwasher, hob, and wine fridge. A large central island provides additional storage and seating. The living area is centred around a stunning dual-sided feature fireplace, and large sliding doors opening effortlessly onto the garden.

Adjacent to the kitchen is a separate utility room with exterior access, a home office, and a further reception room offering versatile use.

The principal bedroom suite overlooks the garden terrace and boasts a luxury en-suite bathroom complete with freestanding bathtub, walk-in shower, his-and-hers basins, and WC. Two additional double bedrooms, each with their own en-suite showe rooms.

Outside, the landscaped garden is surrounded by mature trees and planting for exceptional privacy. A lovely garden terrace with pond creates a perfect setting for alfresco dining or peaceful relaxation. To the front, there is ample driveway parking.

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.

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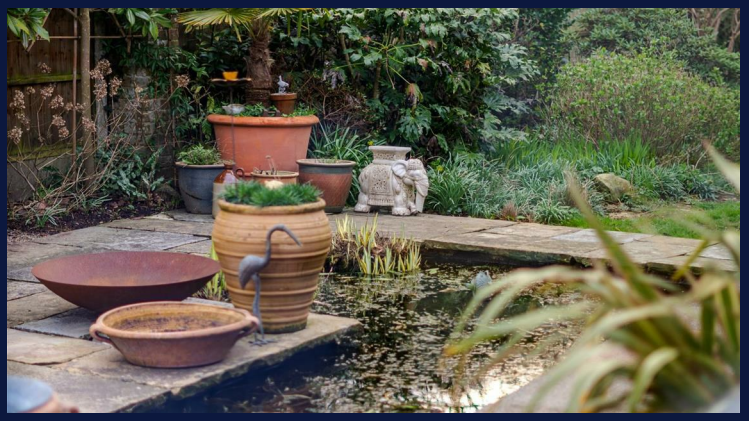
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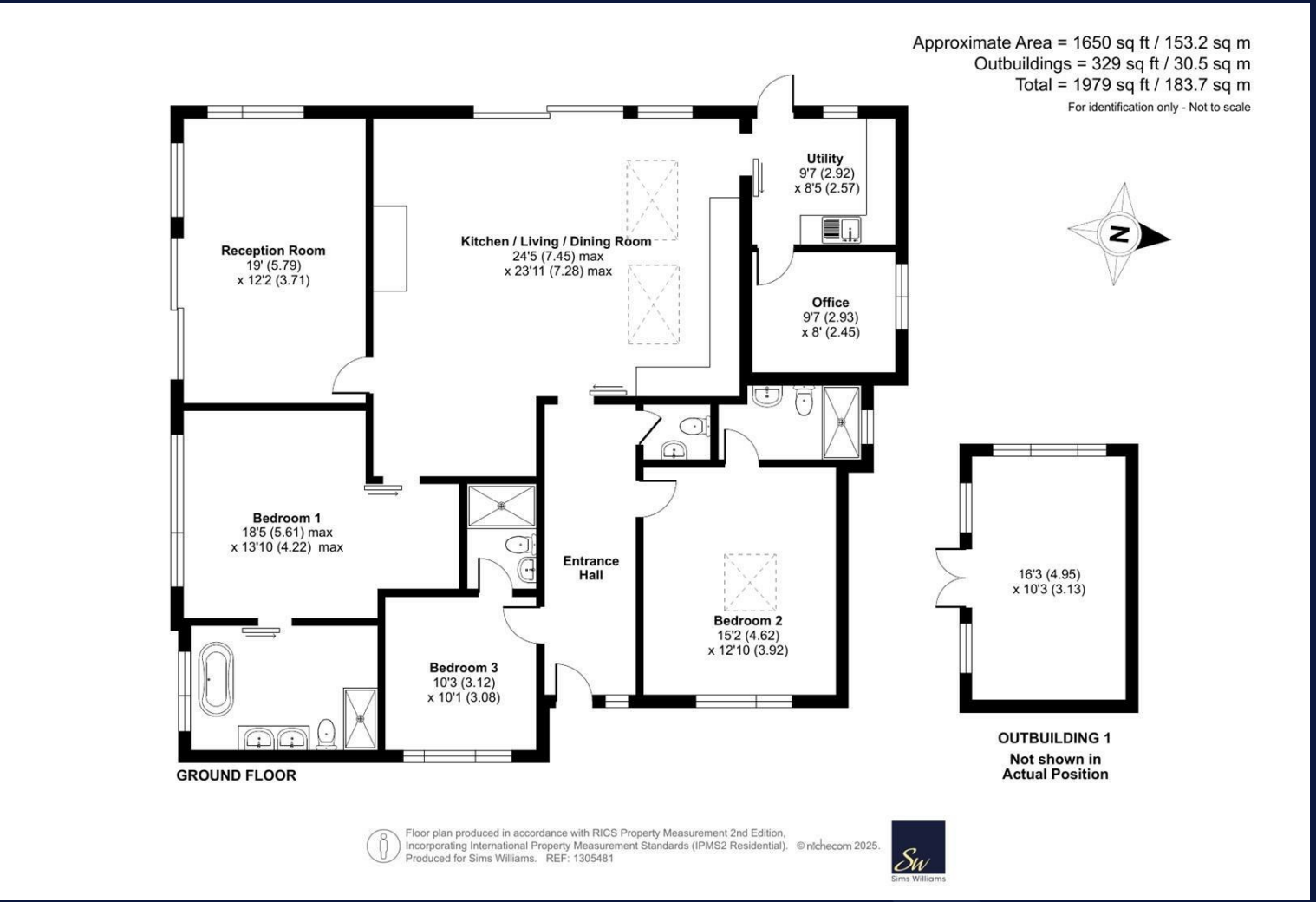
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EPC Band - Current - D Potential - C

Council Tax Band E

From the roundabout at the A27 take the 2nd exit onto Ford Road and take the first right into Torton Hill Road. Proceed up the hill and turn right into Dalloway Road,, continue along and take the second left into Birch Close, turn right and the property can be found on the left hand side.



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.

8a High Street
Arundel, BN18 9AB

01903 885678
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