



32 Hunters Mews, Arundel, BN18 0UW
Price £425,000



Stunning three bedroom detached house with a detached single garage and a private driveway. This home offers spacious, light and modern accommodation and briefly comprises, entrance hall, cloakroom lounge, conservatory, modern kitchen, dining room. To the first floor there is: landing, double bedroom with ensuite shower/Wc two further double bedrooms and family bathroom. Externally this property offers a detached single garage and driveway to the front and block paved rear garden. We highly recommend viewing this unique home to fully appreciate its size and modern condition.

- Detached House
- Three Bedroom
- Detached Single Garage
- Private Driveway
- Ensuite to Main Bedroom
- Modern Kitchen
- Downstairs Cloakroom
- Viewings Highly Recommended





Front door leading to:

Entrance Hall

Radiator. Under stairs cupboard. Thermostat. Double glazed window.

Cloakroom

Closed couple w/c. Hand wash basin with tiled splash back. Radiator, Double glazed obscure glass window. Extractor fan.

Lounge

4.94m x 3.45m (16'2" x 11'3")
Radiator. Wall lights. Double glazed window. Double glazed French door to:

Conservatory

4.51m x 2.43m (14'9" x 7'11")
Tiled floor with underfloor heating. Double glazed windows and double glazed door to rear garden.

Kitchen

2.75m x 2.75m (9'0" x 9'0")
Excellent range of roll top work surfaces with cupboards and drawers fitted under. Inset sink unit with mixer tap. Space and plumbing for washing machine and dishwasher. Inset double oven. Further roll top work surfaces with four ring

induction hob with extractor fan above. Space for fridge/freezer. Cupboard housing boiler. Inset spotlights. Double glazed window. Double glazed door to side.

Dining Room

3.05m x 2.75m (10'0" x 9'0")
Radiator. Wall lights. Double glazed window. Telephone point.

Stairs leading to:

First Floor Landing

Bedroom One

4.25m x 3.45m (13'11" x 11'3")
Radiator. Double glazed window. Built in wardrobe.

Ensuite

Step in shower cubicle with thermostatically controlled shower and glass screen. Wash hand basin. Radiator. Closed couple W/c, Heated towel rail Inset spotlights. Extractor fan. Part tiled walls.

Bedroom Two

3.85m x 2.87m (12'7" x 9'4")
Radiator. Double glazed window.

Bedroom Three

2.76m x 2.25m (9'0" x 7'4")
Radiator. Double glazed window.

Bathroom/WC

White suite comprising bath with mixer tap and shower attachment. Foldable shower screen. Pedestal wash hand basin with mixer tap. Closed couple W.c. Obscure double glazed window. Inset spotlights. Extractor fan. Chrome heated towel rail. Part tiled wall.

Outside

Front garden

Flowers and shrub borders.

Rear Garden

Shingled area. Patio. Fence to boundaries.

Detached Garage

Block paved drive leading to garage. Up and over door. Convenience side door access to rear.

Required Information

Council tax band: E

Draft version: 1

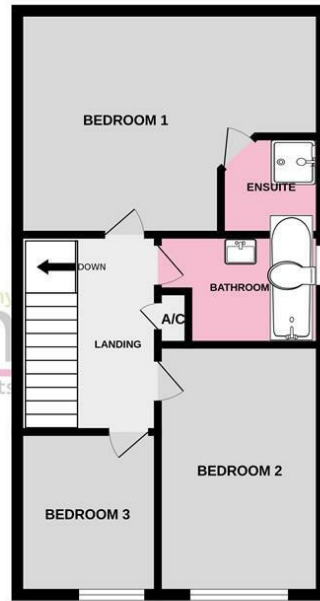
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



FIRST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



and company
bacon
Estate and letting agents

TOTAL FLOOR AREA: 1007 sq.ft. (93.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with Metropac C3224

and company bacon

Estate and letting agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

