

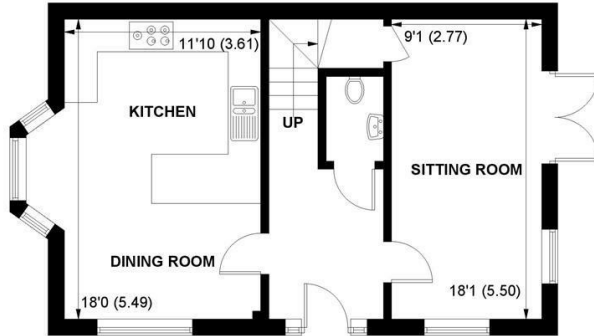
SW

Sims Williams

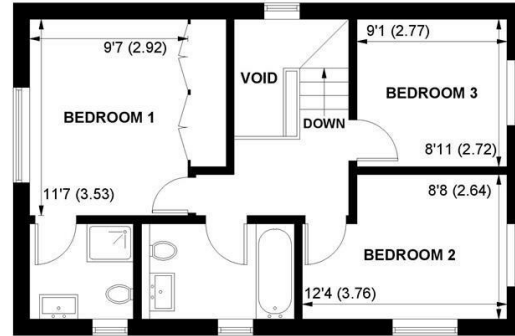


WOODVIEW COTTAGE, WOODVIEW, ARUNDEL, WEST SUSSEX, BN18 9ED





GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1026 SQ FT / 95.3 SQ M
(EXCLUDING VOID)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018 ©
Produced for Sims Williams**

Price Guide £550,000

Freehold

WOODVIEW COTTAGE, WOODVIEW,
ARUNDEL, BN18 9ED

- Detached House
- Bright Accommodation
- Ground Floor Cloakroom
- Contemporary Kitchen/Breakfast
- Sitting Room
- Three Double Bedrooms
- Shower Room & Ensuite
- Landscaped Garden
- Off-Road Parking

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = D

A beautifully presented modern detached house situated in a popular residential location on the outskirts of Arundel town centre. The property offers bright accommodation with three bedrooms, an attractive landscaped garden and off-road parking.

The ground floor benefits from underfloor heating throughout and comprises a welcoming entrance hall with a cloakroom with WC & hand wash basin. The sitting room is dual-aspect and features an understairs storage cupboard and double doors opening to the garden.

The impressive dual-aspect kitchen/breakfast room enjoys a bay window and tiled flooring and has been fitted with a range of contemporary units with integrated appliances including fridge-freezer, dishwasher, washing machine & oven/hob. There is also a breakfast bar, and ample space for table & chairs.

On the first floor are three double bedrooms, with the master bedroom benefiting from built-in wardrobes and

a stylish ensuite shower room with under floor heating. The modern family bathroom also features under floor heating & consists of a bath with wall shower, hand wash basin & WC.

Outside, the landscaped gardens are mainly laid to lawn with a paved terrace area, raised planted borders, fenced boundary, and side access. The property also benefits from having off-road parking for two cars.

Directions

Upon leaving Arundel on the Ford Road, take the second turning right into Kirdford Road and left into Woodview. The property will 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.



