

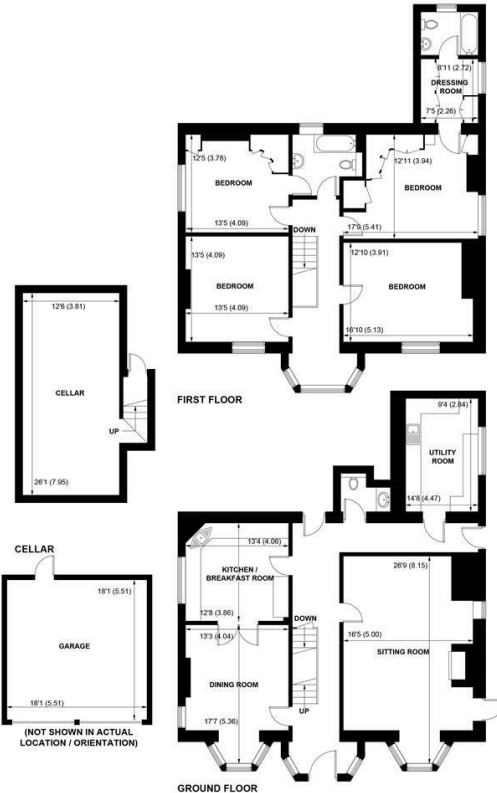
SW

Sims Williams



CROSSBUSH HOUSE, CROSSBUSH LANE, ARUNDEL, WEST SUSSEX, BN18 9PQ





APPROXIMATE GROSS INTERNAL AREA = 2454 SQ FT / 228 SQ M
 CELLAR = 358 SQ FT / 33.3 SQ M
 GARAGE = 325 SQ FT / 30.2 SQ M
 TOTAL = 3137 SQ FT / 291.5 SQ M

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

OIEO £750,000 Freehold

CROSSBUSH HOUSE, CROSSBUSH
LANE,
ARUNDEL ,

- Double Fronted Detached House
- National Park Location
- Kitchen/Breakfast Room
- Spacious Sitting room with fire place
- Utility & Ground Floor Cloakroom
- Primary Suit with Dressing Room
- 3 Further Double Bedroom
- Secluded Gardens
- Driveway & Double Garage & Car Port
- Potential to Add Value

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = G

The entrance hall leads to all principle reception rooms. The sitting room is of generous size and features a bay window, open fireplace, and a door allowing access to the garden.

The kitchen/breakfast has been fitted with a range of cream fronted units with an integrated fridge, dishwasher, oven & microwave. There is ample space for table and chairs, and double doors open into the dining room which features a further bay window.

The ground floor accommodation also comprises a cloak room with WC & hand wash basin, and a useful utility room.

On the first floor are four good sized double bedrooms, with the master suite benefiting from a dressing room with built-in wardrobes, and newly fitted modern shower room. The family bathroom consists of bath with wall shower, hand wash basin & WC.

Outside, the secluded garden is set to the side of the property and is mainly laid to lawn with a paved terrace

area, heated swimming pool, and mature tree and shrub borders. There is a gate at the rear with access onto the shared driveway with ample parking, a double garage & a car port.

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.

Directions

When approaching Arundel on the A27, take the second right onto Crossbush lane, continue down the lane to where the property will be found on the left hand side.



