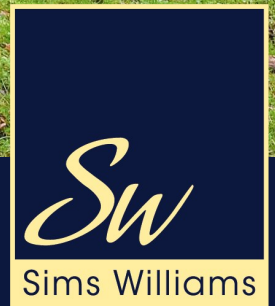




38 DALLOWAY ROAD | ARUNDEL | BN18 9HW



- Detached Family House in Quiet Location
- Open Plan Fitted Kitchen/dining/family room
- Dual Aspect Sitting Room
- Utility Room & Cloak Room
- Primary Suit With Ensuite Shower Room
- 3 Further Bedrooms
- Modern Family Bathroom
- Garage & Off Road Parking For several Cars
- Garden onto Conservation Woodland

An immaculately presented detached family home situated in a quiet location within walking distance of Arundel town, train station, shops and local amenities.

The ground floor accommodation comprises of a spacious entrance hall with ground floor cloakroom, storage cupboard with generous amounts of hanging space.

The modern kitchen/dining family room is fitted with eye and base level units and drawers, dishwasher, induction hob and dual oven. The dining/family area has bi-fold doors leading out to the garden. The double aspect sitting room over looks the garden.

Leading off from the kitchen is a useful utility room, with sink and ample space for storage with direct access through to the plant room and garage.

On the first floor is the primary suit with fitted wardrobes, EnSuite shower room and views out to the woodland. A modern family bathroom consisting of a free standing bath, shower, W.C and hand wash basin. A further 3 bedrooms all benefitting from generous amounts of light and fitted wardrobes.

The wrap around garden has plenty of mature shrubbery and trees providing privacy, there is a summer house and useful garden shed. The rear garden backs onto the conservation woodland.













EPC Band - Current - C Potential - B

Council Tax Band E

Upon leaving Arundel, proceed southwards along Ford Road taking the first right into Torton Hill Road, follow on to the top of the road, turning right onto Dalloway Road and the property can be found on the right hand side.



APPROXIMATE GROSS INTERNAL AREA = 1782 SQ FT / 165.6 SQ M
(INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

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.

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