



6 BIRCH CLOSE

ARUNDEL | BN18 9HN

SW
Sims Williams

6, BIRCH CLOSE, ARUNDEL, BN18 9HN

GUIDE PRICE £1,000,000 FREEHOLD

- Detached Property in Quiet Location
- Self Contained Studio Annex
- Spacious Double Aspect Living Room
- Kitchen/Dining Room
- 3 Further Double Bedrooms
- Family Bathroom
- Vaulted Ceilings & Feature Fireplace
- Large Mature Garden
- Garage and Driveway Parking

A stylish modern property which has been extended and fully refurbished throughout to a very high specification. The larch cladding creates a contemporary look to the exterior and the vaulted ceilings, bifold doors, picture windows and attention to detail internally create a unique home.

The covered entrance porch leads into the hallway with velux window to ensure natural light with fitted coat and shoe cupboards leading through to the kitchen/dining room which has bifold doors to the rear garden. A range of fitted low and eye level units with quartz worktops, integrated dishwasher, range style cooker, walk in pantry cupboard and space for American style fridge freezer.

The sitting room is an impressive room with it's vaulted ceiling, feature fireplace with multi fuel burner, bifold doors. The master bedroom has fitted wardrobes and bifold doors to it's own private deck. There are two further double bedroom, one of which has a fitted wardrobe.

The fully tiled family bathroom comprises walk in shower, bath, basin and w.c.

The hallway has a handy concealed office area, 2 further storage cupboards and integral door to the garage which has light, power and a utility area with space and plumbing for a washing machine and tumble dryer, along with a loft storage area.

There is also a self-contained annexe which has its own personal entrance at the rear of the property or can be accessed from the main property, with a small fitted kitchen with integrated two ring hob, mini oven, sink, storage cupboard and a fridge freezer. Space for a double bed or sofa bed and clothes hanging area, a shower room with walk in shower, wc and wash hand basin.

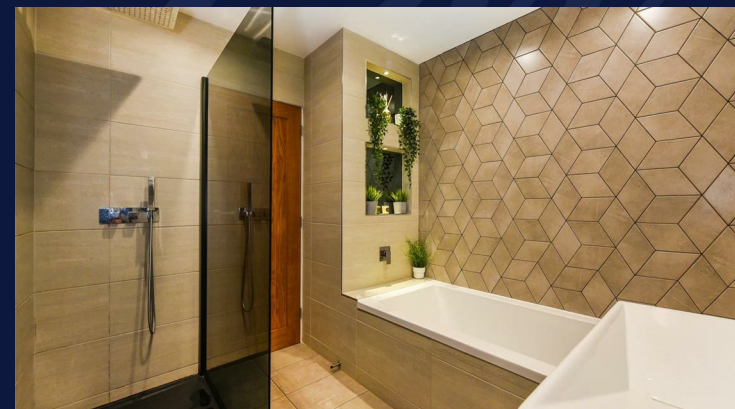
Outside the property is mainly laid to lawn with a terrace for entertaining, mature shrubs and trees, fully fenced around the boundary with secure rear and side access, outside power and lighting. There is driveway parking for 3 / 4 cars.













EPC Band - Current - C Potential - B

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.

**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1768 SQ FT / 164.3 SQ M
(INCLUDING GARAGE / UTILITY)**

**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.

8a High Street
Arun del, BN18 9AB

01903 885678
WWW.SIMSWILLIAMS.CO.UK