



# THE PALMS

RIVER ROAD | ARUNDEL | BN18 9EY

*SW*

Sims Williams



# THE PALMS

21, RIVER ROAD, ARUNDEL, BN18 9EY

GUIDE PRICE £1,200,000 FREEHOLD

- A Beautifully Presented Period Home
- Driveway Parking for Two Cars
- Modern Fitted Kitchen
- Family/dining Room leading to the Terrace
- Dual Aspect 20ft Living Room with Log Burner
- 2 Double Bedrooms Suits with Private Riverside Balcony's
- 2 Further Bedrooms & Family Bathroom
- Private South Facing Courtyard
- No Onward Chain

An opportunity to purchase a beautifully presented character cottage boasting original character features including exposed beams and wood burner whilst offering stylish and modern accommodation throughout.

The property comprises of, entrance hall with storage cupboard and stairs to the first floor, double aspect sitting/dining room with log burner which leads through to the dining/family room with French doors out to the courtyard and a ground floor cloakroom.

The modern kitchen has been fitted with a range of grey fronted eye and base level units with integrated oven and hob with space/plumbing for fridge/freezer, dishwasher, washing machine & tumble dryer.

On the first floor is a generous landing area leading into The Primary Suit with a double bedroom & private south facing balcony and modern fitted shower room. There are a further two bedrooms and family bathroom located on the first floor.

The top floor has a large double bedroom with fitted wardrobes, ensuite and feature freestanding bathtub, with doors out to a large rooftop terrace with fabulous Castle, Cathedral and River views.

Outside there is a fabulous south facing walled garden with raised brick planters and garden store shed and side access. To the front of the property there is a brick paved driveway with off road parking for 2 cars.





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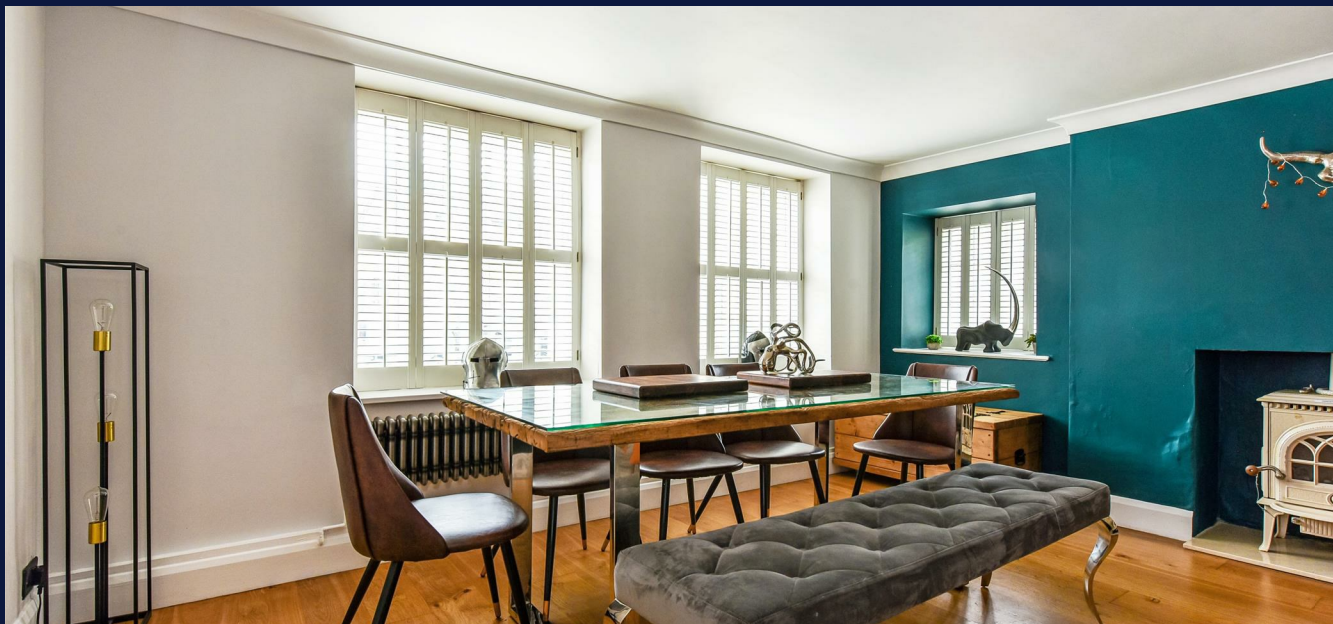
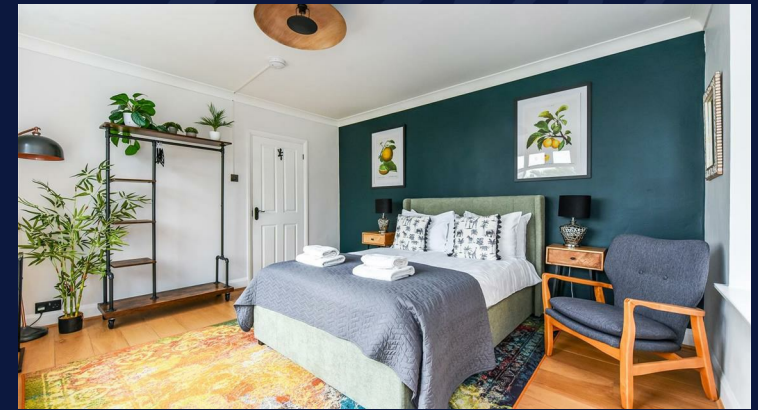




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EPC Band - Current - D Potential - B

Council Tax Band F

From our office at 8a High Street, continue down the High Street to the mini roundabout, turn right and then immediately left into River Road and the property can be found on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 1871 SQ FT / 173.8 SQ M

SHED = 30 SQ FT / 2.8 SQ M

TOTAL = 1901 SQ FT / 176.6 SQ M

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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