



# TEES BROOK

POLING STREET | POLING | BN18 9PU





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POLING STREET, POLING, BN18 9PU

GUIDE PRICE £825,000 FREEHOLD

- Well Presented Link-Detached Family House
- Tucked Away in a Quiet Location
- Dual Aspect Sitting Room with Garden Views
- Spacious Bright Kitchen/Dining Room
- Useful Separate Utility Room/Boot Room
- Principal Bedroom with Ensuite Shower Room
- 3 Further Double Bedrooms
- Mature Front & Rear Gardens
- Ample Driveway Parking

Tucked away on a quiet residential road, this impressive property has been thoughtfully updated throughout and features a bespoke fitted kitchen, generous dual-aspect living spaces, a principal suite with en suite shower room, three additional double bedrooms, mature landscaped gardens, and ample driveway parking.

Upon arrival, you're welcomed into a bright and airy hallway with access to all main living areas, built-in storage cupboards, and a convenient ground-floor cloakroom. The heart of the home is a stunning open-plan kitchen/dining/family room, fitted with modern, neutral units, integrated oven and hob, and space for a fridge/freezer and dishwasher. A large sky lantern, picture window, and French doors flood the space with natural light and provide seamless access to the rear garden.

The property also boasts a separate dual-aspect living room with bi-fold doors opening to the garden, a study with built-in storage, and a well-appointed utility/boot room with external side access, water pump and boiler.

Upstairs, the principal bedroom enjoys far-reaching countryside views and a sleek, modern en suite shower room. Three further double bedrooms are served by a stylish family bathroom featuring a walk-in shower, bathtub, hand basin, and WC.

Outside, the private rear garden is mainly laid to lawn with mature planting, a terrace area, and established trees offering excellent privacy. To the front, there is a lawned garden and a driveway providing ample off-road parking.





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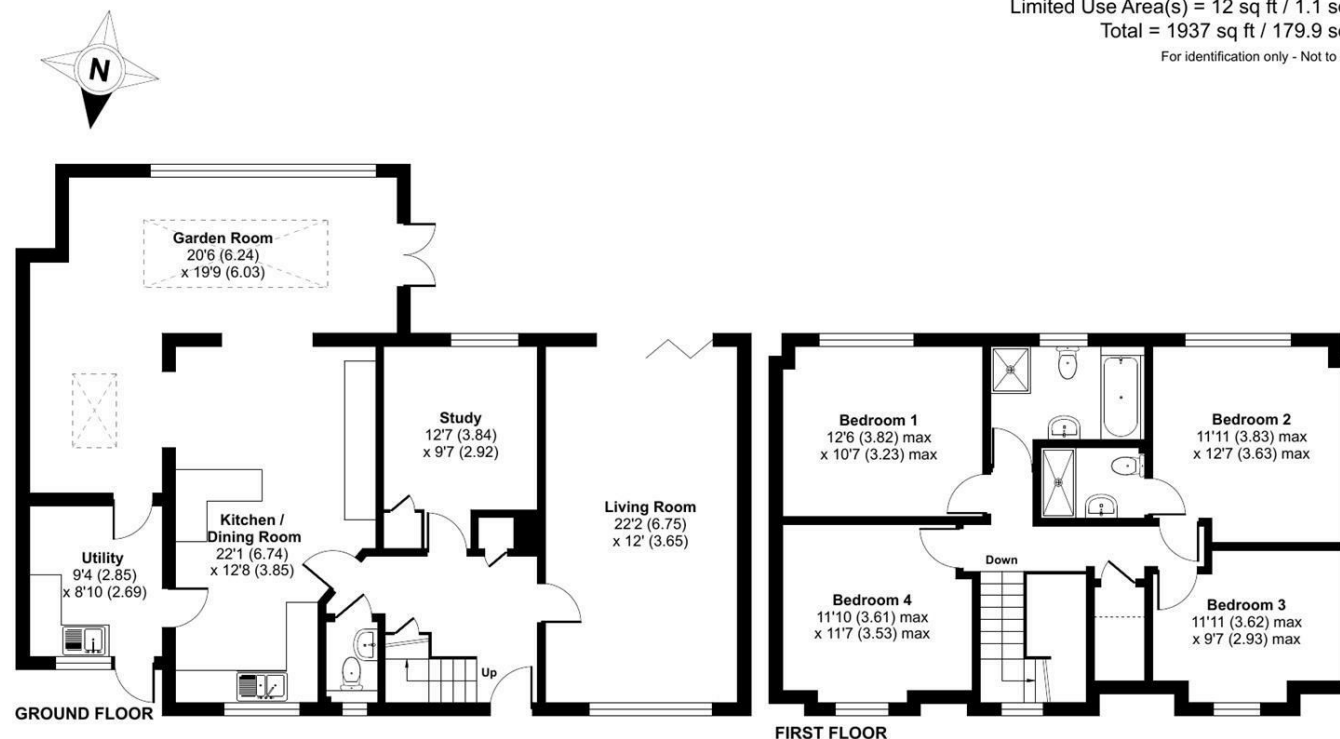
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EPC Band - Current - C Potential - C

Council Tax Band F

From Arundel continue Eastbound along the A27. Take the exit on the right hand side, signposted Poling. Follow the country lane until you pass the local church on the left hand side. Tees Brooks will be found shortly after the church on the left hand side.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1273269



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

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8a High Street  
Arundel, BN18 9AB

01903 885678  
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