

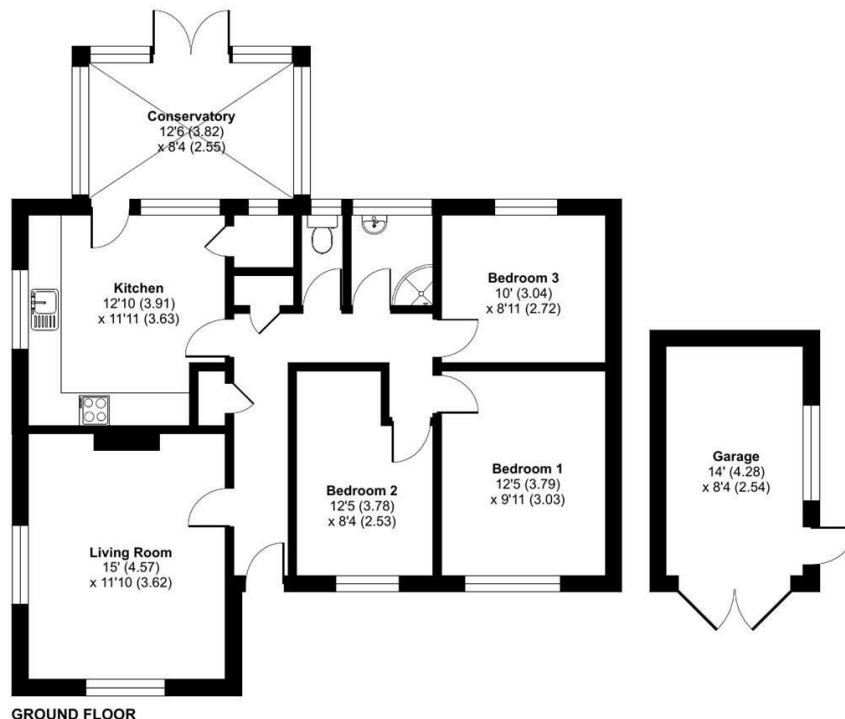


Sims Williams



10 STEWARDS RISE, ARUNDEL, BN18 9ER

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Approximate Area = 966 sq ft / 89.7 sq m  
Garage = 116 sq ft / 10.8 sq m  
Total = 1082 sq ft / 100.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Sims Williams. REF: 1282621



**ARUNDEL OFFICE**

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# £425,000 Freehold

10, STEWARDS RISE,  
ARUNDEL,  
BN18 9ER

- Semi Detached Bungalow
- Located in Elevated Position
- Dual Aspect Kitchen/Dining Room
- Light & Bright Living Room
- Conservatory with French Doors to Garden
- Three Double Bedrooms
- Family Shower Room with Separate WC
- Mature Front & Rear Garden
- Garage & Driveway Parking

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = D

A wonderful opportunity to acquire this semi-detached bungalow, ideally situated on the outskirts of Arundel, just a short distance from local amenities. This well-presented home offers spacious and versatile accommodation, including three generously sized double bedrooms, a mature enclosed garden, a fitted kitchen/breakfast room, driveway parking, and a garage.

Upon arrival, you are welcomed into a bright entrance hallway that provides access to all principal rooms and includes convenient storage cupboards. The dual-aspect living room is flooded with natural light and features a fireplace.

The kitchen/breakfast room is fitted with a range of both base and eye-level units, offering ample storage and worktop space, along with room for appliances. A door leads through to the conservatory, which enjoys views of the garden and opens onto the patio via French doors.

All three bedrooms are well-proportioned doubles, making them ideal for family living or guests. The modern family shower room includes a walk-in shower and hand wash basin, with a separate WC for added convenience.

Externally, the property boasts a delightful enclosed rear garden, mainly laid to lawn with an attractive patio area perfect for

entertaining, alongside mature shrubs, trees, and a handy garden shed. To the front, there is a further lawned garden, driveway parking, and access to a single garage.

## Directions

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 then taking the first left turning onto Stewards rise and the property can be found on the left hand side.

## 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



