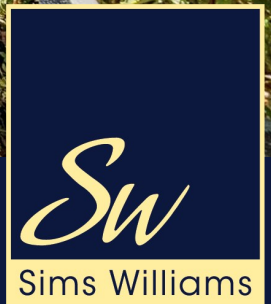




1 SCHOOL LANE

ARUNDEL | BN18 9DR





- Semi Detached House
- Beautifully Presented Throughout
- Modern Fitted Kitchen/Dining/Living Room
- Conservatory with French Doors to Garden
- Principal Suite with Ensuite Bathroom
- Two Further Double Bedrooms
- Garden Studio
- Rear Mature Garden
- Integral Garage

A beautifully presented semi detached home nestled in the heart of Arundel's historic town centre, just a short stroll from charming local shops, pubs, and restaurants.

This thoughtfully designed property offers a contemporary open-plan kitchen/living/dining area, three generous double bedrooms, a mature, secluded garden, and the convenience of an integral garage.

Upon entering, you are welcomed into a spacious hallway leading to a versatile study and direct access to the garage. A ground floor cloakroom adds further practicality.

The stylish kitchen/living/dining area is fitted with a range of modern base and eye-level units, a freestanding fridge, Range cooker, and space for a dishwasher. A breakfast bar provides casual dining, and dark wood Amtico flooring runs seamlessly throughout the ground floor. At the rear, a bright conservatory with French doors opens onto the garden, creating a lovely indoor-outdoor flow.

Upstairs, the impressive principal bedroom features a Juliet balcony, a sleek ensuite bathroom, and a dressing room. Two additional double bedrooms and a well-appointed family bathroom with a shower over bath, hand basin, and WC-complete the first floor.

Outside, the private garden offers a peaceful retreat with multiple terraces, mature trees, established planting, and a useful garden office, perfect for working from home or creative pursuits.







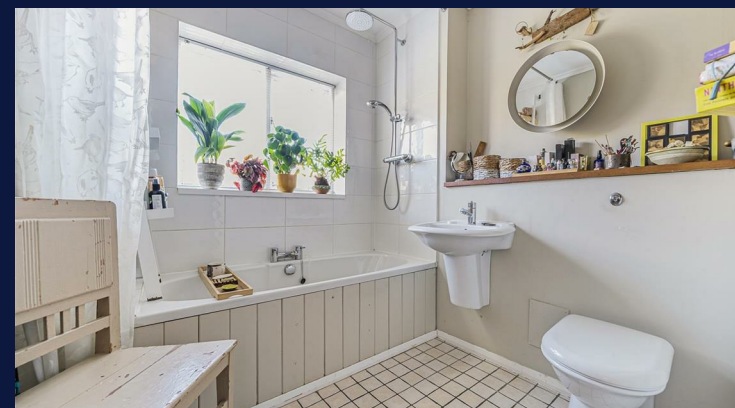
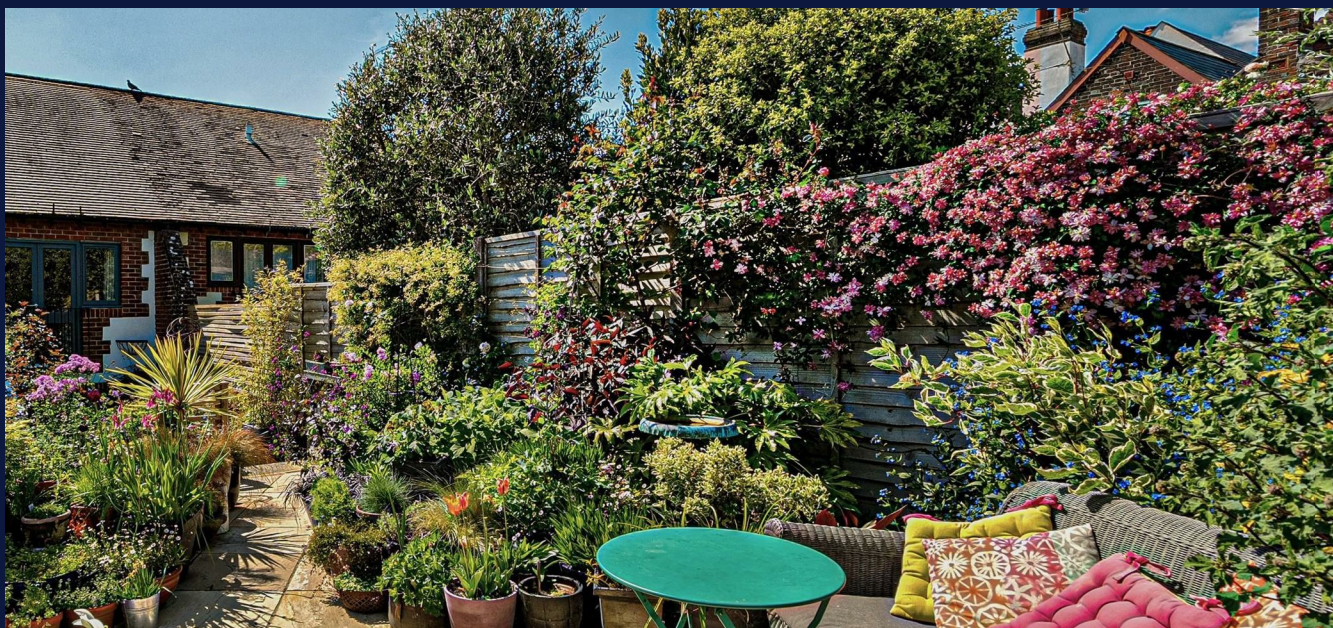














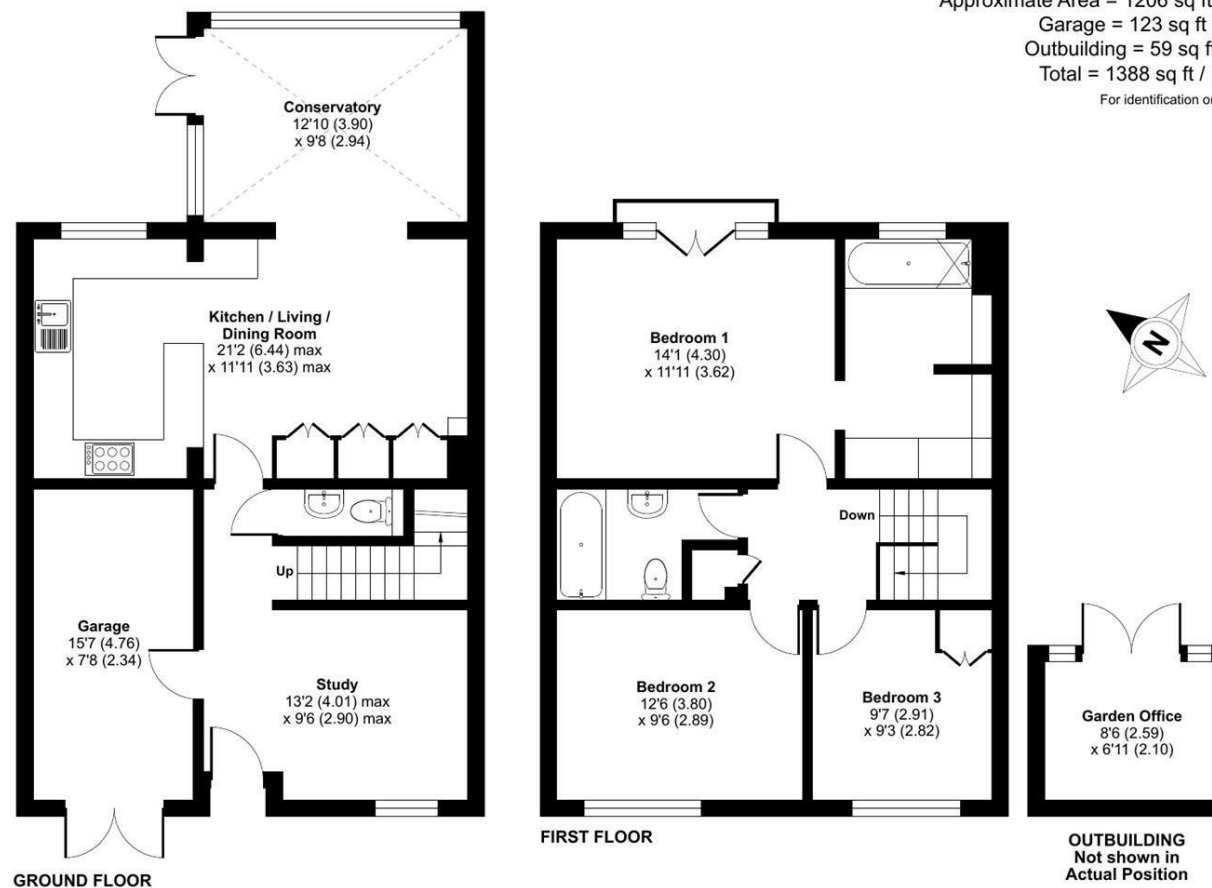




EPC Band - Current - C Potential - B

Council Tax Band D

From our office head up the High Street and take the first turning into Tarrant Street and follow to the end taking the right hand turn into School Lane and the property can be found on the right hand side towards the end of the Street.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Sims Williams. REF: 1286446



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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