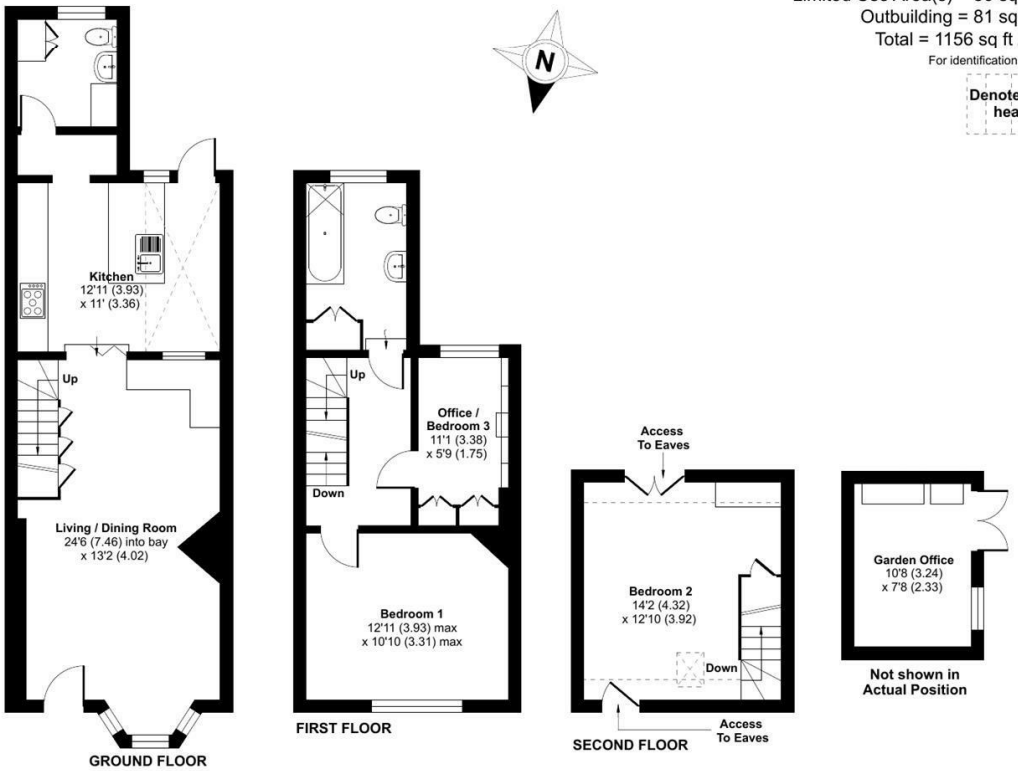
Sims Williams

11, WOODVIEW, ARUNDEL, BN18 9ED

Approximate Area = 1045 sq ft / 97 sq m
Limited Use Area(s) = 30 sq ft / 2.7 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 1156 sq ft / 107.2 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1291264

Sims Williams

ARUNDEL OFFICE

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£475,000 Freehold

11, WOODVIEW,
ARUNDEL,
BN18 9ED

- Beautifully Presented Terraced House
- Recently Renovated Throughout
- Living Room with New Log Burner
- Modern Fitted Kitchen/Breakfast Room
- Main Bedroom with Feature Fireplace
- Two Further Bedrooms
- Fitted Family Bathroom
- Garden Office with Power
- Rear Mature Garden

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = D

An excellent opportunity to purchase a beautifully presented Victorian mid-terrace home, ideally located on the edge of Arundel, within easy reach of the town's shops, restaurants, and leisure facilities.

This charming property combines period character with modern living and offers a thoughtfully arranged layout, featuring a stylish kitchen/breakfast room, spacious living/dining area, three double bedrooms, and a mature, private rear garden.

On the ground floor, a light and airy open-plan living/dining room benefits from a bay window, newly installed log burner, generous built-in storage, and ample space for a dining table and chairs.

The modern kitchen/breakfast room is fitted with bespoke base units, a Free Range cooker, integrated dishwasher, and freestanding fridge freezer. A central island provides additional storage and casual seating. Adjacent is a practical utility room with space for appliances, along with a ground floor WC.

Upstairs, the first floor offers two spacious double bedrooms, one currently used as a home office with excellent storage, along with a family bathroom featuring a shower over bath, hand wash basin, and WC.

The second floor hosts a further double bedroom with eaves storage, ideal as a principal bedroom or guest room.

The south-facing rear garden is mainly laid to lawn, bordered by mature shrubs and featuring a raised decked area - perfect for entertaining. A fully powered garden office offers flexible use for home working or hobbies, and there is also convenient rear access.

Directions

Upon leaving Arundel on the Ford Road, take the second turning right into Kirdford Road and left into Woodview. The property will 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.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract