



ORCHARD HOUSE

ARUNDEL | BN18 9RH

SW

Sims Williams

ORCHARD HOUSE

84, , ARUNDEL, BN18 9RH

OFFERS IN EXCESS OF £1,400,000 FREEHOLD

- Substantial Detached House
- Beautifully Presented Throughout
- Open Plan Kitchen/Living/Family Room
- Large Dual Aspect Sitting Room
- Situated within the South Downs National Park
- Principal Suite with Ensuite Bathroom
- 3 Further Double Bedrooms
- Mature Landscaped Gardens
- Large Driveway Parking with EV Charging

Nestled in the highly desirable hamlet of Burpham within the South Downs National Park, this elegant 4-bedroom detached home offers an idyllic blend of spacious living, modern comfort, and fabulous surroundings.

Upon entering, you are greeted by an inviting entrance hall featuring floor-to-ceiling windows, and impressive vaulted ceilings that enhance the feeling of openness. The striking architectural design sets the tone for the rest of the home, where each room is thoughtfully designed for both style and practicality.

The dual-aspect living room benefits from generous amounts of natural light and features elegant double doors that open onto the garden, creating a seamless indoor-outdoor connection. Also on the ground floor, there is a stylish modern shower room and a well-appointed utility room.

The spacious, L-shaped kitchen/dining/family room boasts two sets of bifold doors that lead out to the rear terrace. The kitchen is fitted with a sleek range of white, fronted base and eye-level units, complemented by high-quality integrated appliances, including a fridge/freezer, dishwasher, and range cooker. A large central island with a breakfast bar provides additional seating, making it an ideal space for entertaining.

Upstairs, the principal suite offers a walk-in dressing room, fitted wardrobes, and an elegant en-suite bathroom. A Juliet balcony provides far-reaching views. The second double bedroom also features a Juliet balcony and benefits from its own en-suite shower room. There are two additional bedrooms and a fully fitted family bathroom.

Outside, the beautifully landscaped gardens are predominantly laid to lawn, enhanced by a large paved terrace, mature shrubs, and trees that offer a sense of privacy. To the front, a spacious gravel driveway provides ample parking, accompanied by a store room and an EV charging point.



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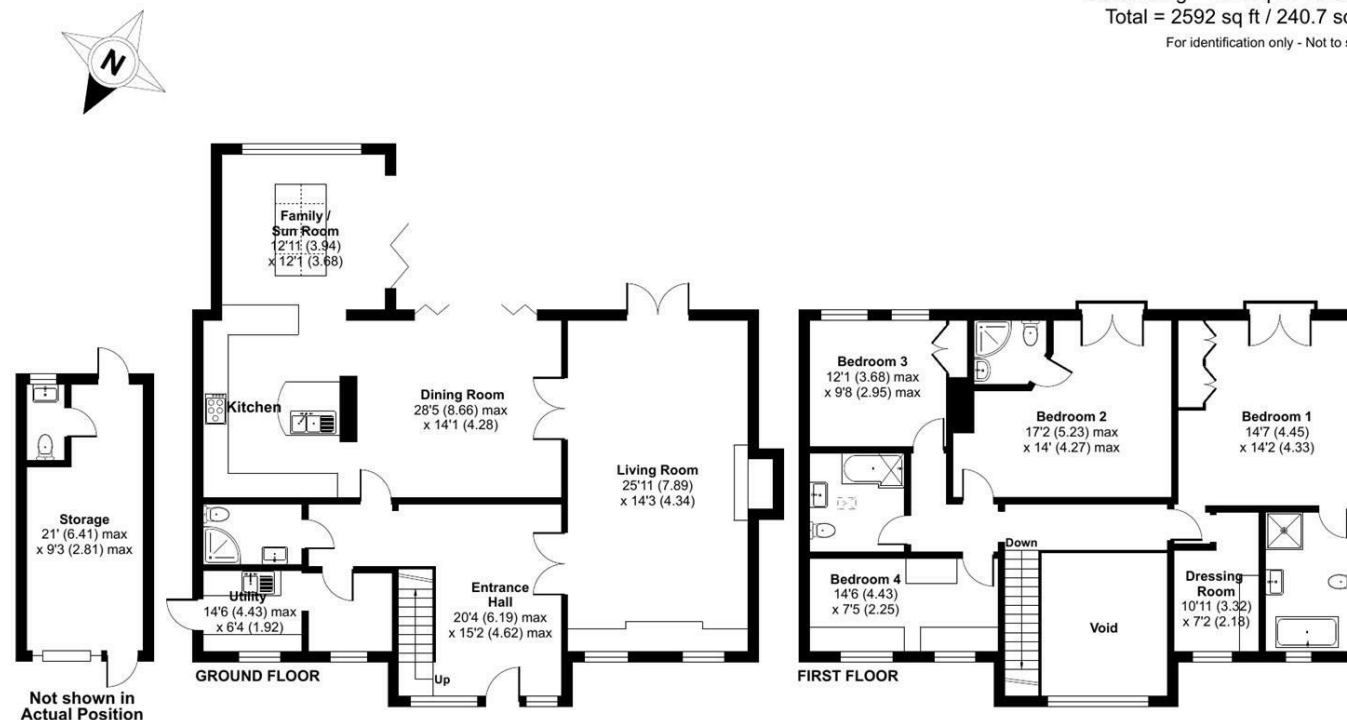
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EPC Band - Current - D Potential - C

Council Tax Band D

Upon leaving Arundel take the first exit at the roundabout and proceed along the A27 toward Worthing, take the first left signposted Burpham. Continue through Warningcamp and Wepham until you reach Burpham. Orchard House will be found at the end of the street on the left hand side.

Approximate Area = 2398 sq ft / 222.7 sq m (excludes void)
Outbuilding = 194 sq ft / 18 sq m
Total = 2592 sq ft / 240.7 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). © nichcom 2025. Produced for Sims Williams. REF: 1250994



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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