

8 MAXWELL ROAD

ARUNDEL | BN18 9EU

Sims Williams

8, MAXWELL ROAD, ARUNDEL, BN18 9EU

GUIDE PRICE £675,000 FREEHOLD

- Detached Chalet-Style Family Home
- Spacious & Versatile Accommodation
- Modern Kitchen/Breakfast Room
- Dual Aspect Living Room with Double Doors to Garden
- Family Room/Bedroom 4
- Principal Bedroom with Ensuite, 2 Further Bedrooms
- Large Garden Studio with Power
- Driveway Parking for several vehicles & Garage
- No Onward Chain







A charming 3 to 4 double bedroom detached chalet-style home, ideally situated in a quiet location within walking distance of Arundel town centre and the mainline station.

Set back from the road, the property offers generous off-road parking, an attached garage , and a beautifully maintained, mature garden. The outdoor space features terraced areas, mature planting and a separate kitchen garden, creating an ideal setting for both relaxation and entertaining.

The home has been modernised in recent years. An entrance vestibule opens into a spacious reception hall. The ground floor includes a versatile family room/bedroom 4, with bay window, fireplace, and bespoke cabinetry. A particularly impressive double-aspect living/dining room features a log burner and double doors leading onto the raised terrace and garden.

The modern kitchen/breakfast room has been fitted with a range of base and eye level units with space for appliances, and a convenient utility cupboard. Additional ground floor benefits include a cloakroom.

Upstairs, there are two well-proportioned bedrooms and a family bathroom. The landing leads to a bright, double-aspect principal bedroom with en-suite bathroom, along with a study area.

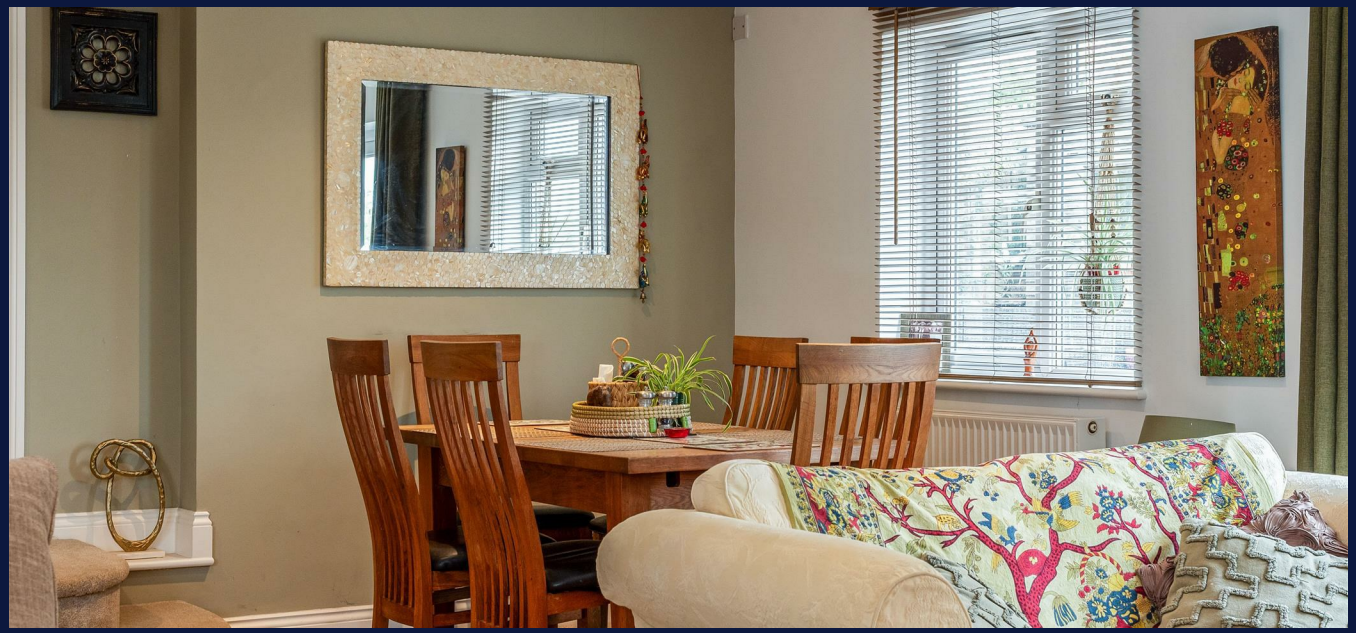
The gardens are mature, well-presented, and include a garden office with power and plumbing, offering excellent potential for home working.

AML & ID Compliance Checks
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.



















EPC Band - Current - C Potential - C

Council Tax Band D

From the roundabout on the A27 proceed southwards down Ford Road. Take the 5th turning on the right into Maxwell Road and the property will be found on the right-hand side.



APPROXIMATE GROSS INTERNAL AREA = 1786 SQ FT / 165.9 SQ M
GARAGE / STUDIO = 370 SQ FT / 34.4 SQ M
TOTAL = 2156 SQ FT / 200.3 SQ M
(INCLUDING GARAGE)
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

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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