



## 9 HAZEL GROVE

ARUNDEL | BN18 9JD





## 9, HAZEL GROVE, ARUNDEL, BN18 9JD

OFFERS IN EXCESS OF £800,000 FREEHOLD

- Well Presented Detached Family Home
- Situated in a Quiet Location
- Modern Open Plan Kitchen/Dining Room
- Dual Aspect Living Room with Log Burner
- Principal Suite with Fitted Wardrobes & En Suite
- 3 Further Double Bedrooms
- Modern Family Bathroom
- Large Mature West Facing Garden
- Integral Double Garage & Driveway Parking

A superb detached family home, beautifully modernised and situated in a peaceful yet convenient location. The property boasts a contemporary open-plan kitchen/dining/living room, four double bedrooms, a spacious west-facing garden, an integral double garage, and driveway parking.

Upon arrival, you are welcomed into a generous hallway with a useful storage cupboard, ground floor cloakroom and direct access to the integral garage. Double doors lead into the stunning open-plan kitchen, living, and dining area. The dual-aspect living room is flooded with natural light, featuring sliding doors to the terrace and garden, and fitted with a modern multi fuel log burner.

The kitchen/dining area is fitted with a stylish range of modern base and wall-mounted units, along with integrated appliances, including a fridge/freezer, dual ovens, and a hob, with space for a washing machine. A large central island provides additional storage. Adjacent to the kitchen is a versatile playroom/office/garden room, complete with bifold doors opening onto the garden.

Upstairs, the Principal Bedroom benefits from fitted wardrobes, an En-Suite shower room, and views over the garden. There are three further spacious double bedrooms, all with fitted wardrobes, and a modern family bathroom featuring a walk-in shower, a bathtub, a hand wash basin, and a WC.

The large west-facing garden is predominantly laid to lawn, with mature planting and trees. A spacious terrace provides the perfect setting for outdoor entertaining and there is a rear access onto Tortington Lane and National Park Woodland foot paths.





















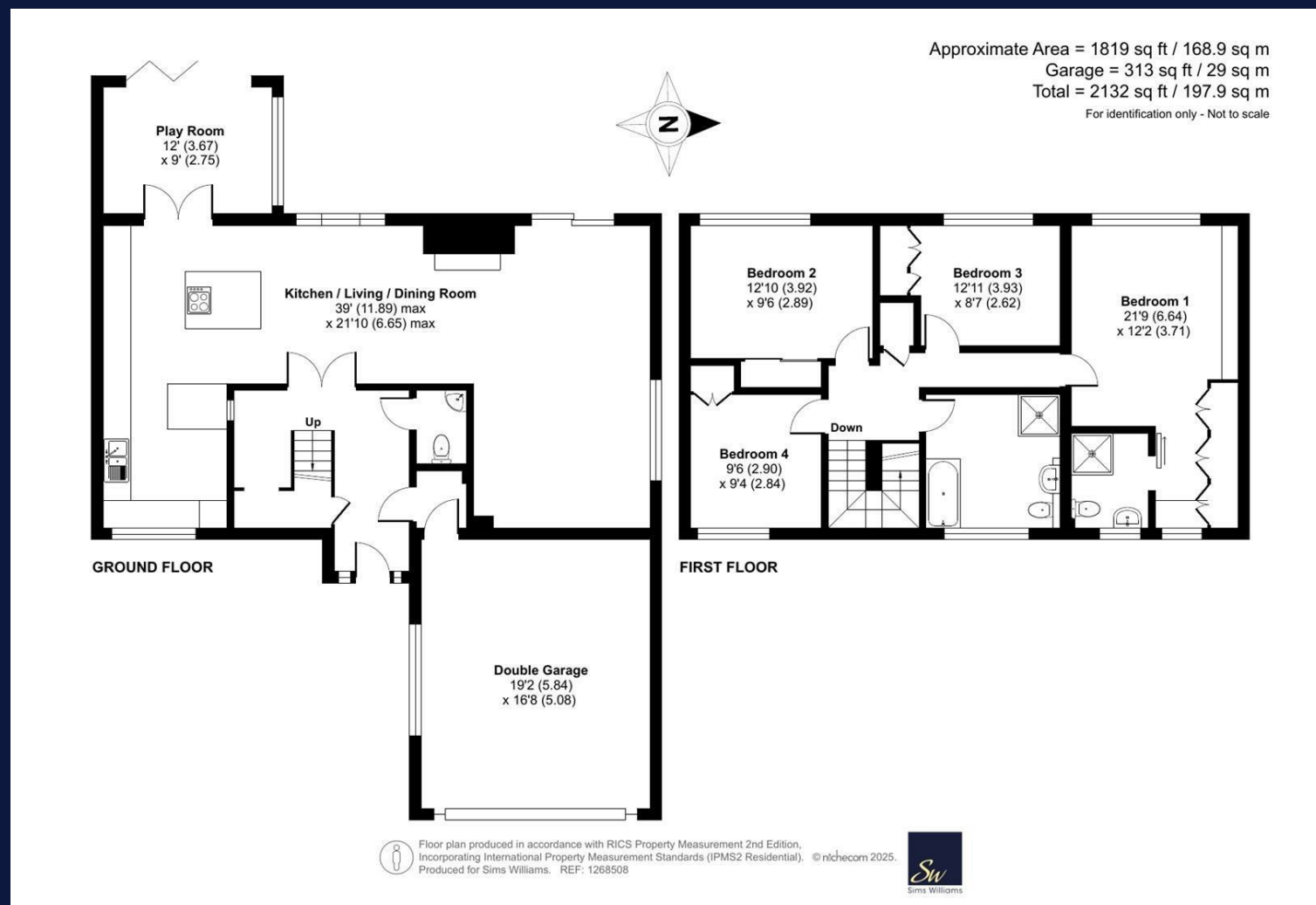




EPC Band - Current - C Potential - C

Council Tax Band F

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 and then following the road round to Hazel Grove and the property can be found on the left hand side.



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.

8a High Street  
Arundel, BN18 9AB

01903 885678  
WWW.SIMSWILLIAMS.CO.UK