# 9 DALLOWAY ROAD

ARUNDEL | BN18 9HJ

Sw
Sims Williams

9, DALLOWAY ROAD, ARUNDEL, BN18 9HJ

# OFFERS IN EXCESS OF £850,000 FREEHOLD

- Substantial Detached Family Home
- Outskirts of Arundel in Elevated Position
- Beautifully Renovated & Extended
- Bespoke Fitted Kitchen/Dining Room with Double Doors
- Principal Bedroom with Wardrobes & Ensuite Bathroom
- Living Room with Skylight, Crittal-style Windows & Log Burner
- Further Secret Garden with Fruit Trees & Terrace
- Mature, Landscaped Garden With Garden Room
- Driveway Parking, Integral Garage, EV Charging & Solar Panels

A beautifully presented and extensively modernised four-bedroom detached family home, occupying an elevated position with attractive southerly views. Thoughtfully extended and upgraded throughout, the property offers bright, versatile accommodation ideally suited to modern family living.

The heart of the home is a stylish bespoke open-plan kitchen/dining room with Crittall-style doors opening onto a large entertaining terrace. The sitting room, complete with a wood-burning stove, a striking walk-on rooflight and lovely garden views which opens into a second reception room, providing flexible family space.

Upstairs, the principal bedroom benefits from fitted wardrobes and a well-appointed en suite. There are three further double bedrooms, a spacious family bathroom, and a large roof terrace enjoying far-reaching views across the surrounding countryside and towards the coast.

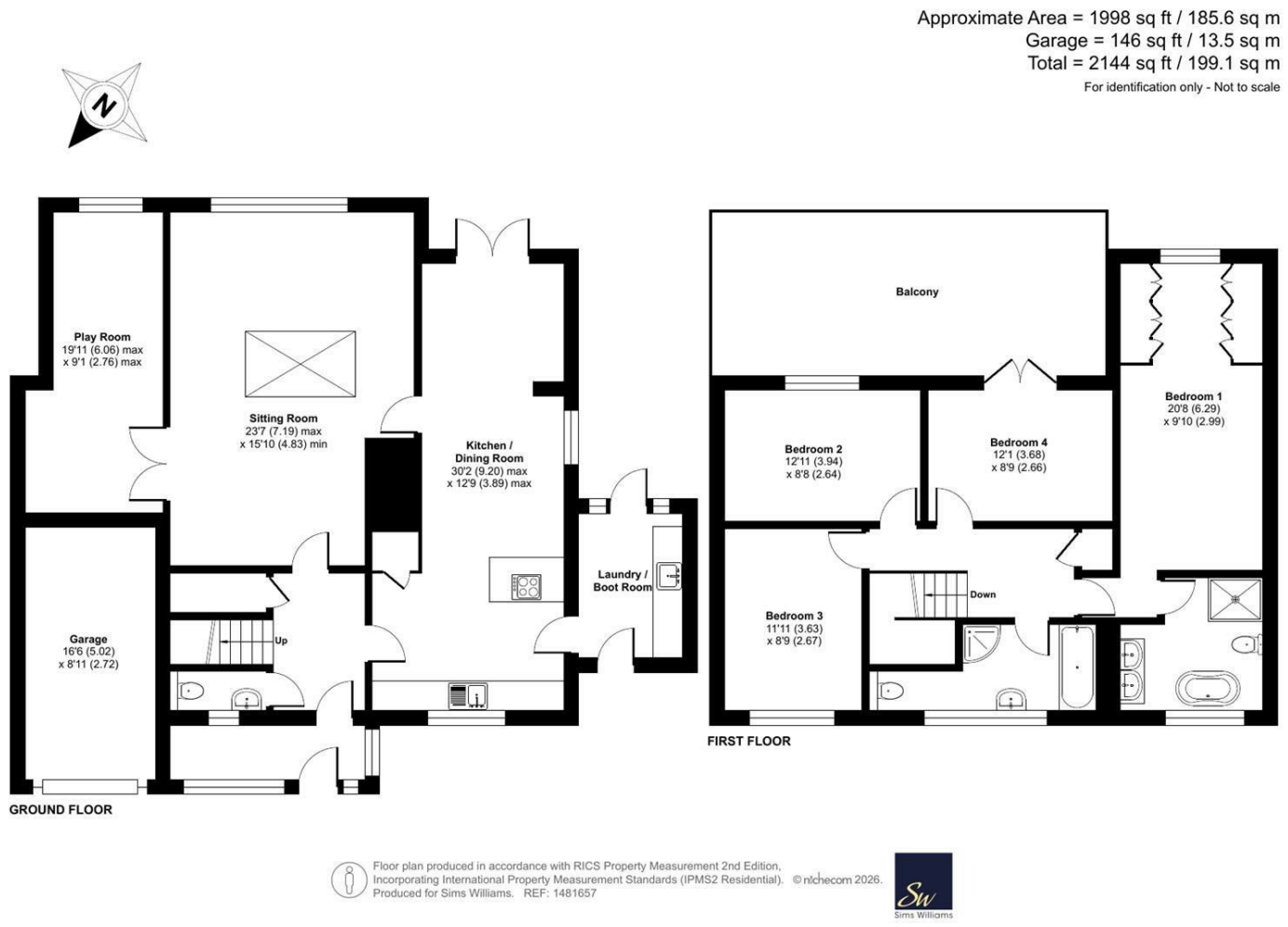
The landscaped south-facing garden features a generous terrace, lawn and a fully insulated summer house with power, heating and air conditioning. Beyond lies a charming secret garden with fruit trees, a decked area and a small stable.

Further benefits include an integral garage, driveway parking, solar panels with 10kW battery storage, and an electric vehicle charging point.

EPC Band - Current - B  Potential - B

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 and take the right hand turn and the house can be found a short distance along 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