



9 Dalloway Road, Arundel, BN18 9HJ

Guide Price £995,000

 **Henry Adams**
estate agents



9 Dalloway Road, Arundel

A beautiful family home close to the centre of Arundel.

- Beautifully presented and extended
- Three reception rooms
- Cloakroom
- Four bedrooms
- Two bathrooms
- Large balcony
- Large garden areas
- Driveway and garage
- Solar panels

This beautifully presented home has been tastefully extended to provide practical and stylish family accommodation, perfectly suited to modern living. The interior boasts attractive wooden flooring and elegant shutters throughout, with a light-filled sitting room featuring a striking sky lantern and elevated views over the garden. The open-plan kitchen and dining area forms the heart of the home, complemented by a separate utility room with both front and rear access, a versatile playroom, and a convenient ground-floor cloakroom.

Upstairs, there are four well-proportioned bedrooms served by two luxurious bathrooms with contemporary shower cubicles. Externally, the property continues to impress with a large balcony offering lovely views, a landscaped garden with garden studio, additional garden space, and a private driveway.

Early viewing is highly recommended to fully appreciate the quality and setting of this exceptional home.









Approximate Area = 1998 sq ft / 185.6 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 2144 sq ft / 199.1 sq m

For identification only - Not to scale



Location - The historic medieval town of Arundel includes a range of independent and high street shops, restaurants, recreational facilities and mainline railway station to London Victoria (1hr 20min approx). The cathedral city of Chichester is approximately 10 miles west of Arundel and offers excellent high street shopping, many fashionable restaurants, cafes and bars and festival theatre. Goodwood is located to the west and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Littlehampton and Chichester Harbour with also a range water sports from the beaches at Littlehampton and West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Chichester, proceed east on the A27. At the Fontwell roundabout, follow the signs to Arundel. When you come to the large roundabout at Arundel, turn right, signposted Ford and Climping. Take the first turning on the right into Torton Hill Road which then leads into Dalloway Road. Number 9 is on the left after Stewards Rise.

What3words - crisps.viewer.belts

Arun District Council - 25/26 Tax Band £3,473.74 EPC-B





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only.

Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.