

38 CANON ROAD

ARUNDEL | BN18 9GG

Sw
Sims Williams

38, CANON ROAD, ARUNDEL, BN18 9GG

GUIDE PRICE £915,000 FREEHOLD

- Move In Now - Over 70% Sold
- Energy Efficient Home with Air Source Heat Pump
- Kitchen/Diner with Breakfast Bar & Bay Window
- Utility Room & Additional Storage
- Downstairs Study
- Underfloor Heating to Ground Floor
- Principal Bedroom, En-Suite & Wardrobes
- Garage, EVCP & Cycle Storage
- 10 Year Warranty & Esquire 2 Year Aftercare







Arundel Gate is a prestigious development of 90 beautifully designed two, three, four and five-bedroom homes, set in a desirable position on the edge of the historic market town of Arundel. Combining traditional design with contemporary living, each home has been thoughtfully crafted with quality, sustainability and attention to detail in mind. The development is surrounded by landscaped green spaces, mature woodland and eco-habitats, creating a peaceful setting while remaining within easy reach of the town's amenities. With the River Arun, countryside and South Downs National Park close by, Arundel Gate offers an enviable balance of modern family living and access to the great outdoors.

Steeped in more than a thousand years of history, Arundel is a picturesque town with a distinctive character, where medieval, Georgian and Victorian architecture sits alongside independent shops, cafés, bistros, restaurants and galleries. The magnificent Arundel Castle and Catholic Cathedral provide an impressive backdrop, while the River Arun, Swanbourne Lake and surrounding ancient woodland offer wonderful opportunities for walking, cycling and enjoying nature. The Arundel Wetlands Centre is also nearby, while the South Downs Way provides miles of scenic countryside to explore. With well-regarded schools, everyday amenities and a lively programme of cultural and community events, Arundel offers a charming setting with plenty to see and do throughout the year.

Chichester is just over 12 miles away, offering excellent shopping, leisure and cultural amenities, while the Sussex coast and beaches at Littlehampton and Climping are also within easy reach. Arundel railway station is approximately 1.4 miles away, with regular services to London Victoria via Gatwick Airport, London Bridge and Bognor Regis. The A27 provides convenient road links to Chichester, Portsmouth and Worthing, with Brighton and Gatwick Airport also readily accessible.

Esquire Developments
Established in 2011, Esquire Developments is a dynamic independent developer delivering around 150 homes each year across the South East. With strong local knowledge and a considered approach to design and craftsmanship, the company has built a reputation for creating well-designed homes that complement their surroundings.

More than 95% of Esquire's homes are reserved off-plan, reflecting the confidence buyers place in the quality and design of its developments. Its work and the business itself have received multiple industry accolades, including Arundel Gate, which was named Best Residential Development in West Sussex and Best Residential Development in the UK.

Arundel Gate marks Esquire's first development in West Sussex, bringing its established experience and reputation for quality to the historic town of Arundel.

Property Information
This stunning new home comes with a 10 Year Build Zone Guarantee and an Esquire Developments 2 Year After Care Contract
Estate Charge £1,090 per annum (estimated)
Council Tax Banding is not set until after Legal Completion
Predicted Energy Efficiency Rating: B
Predicted Environmental (CO2) Impact: A













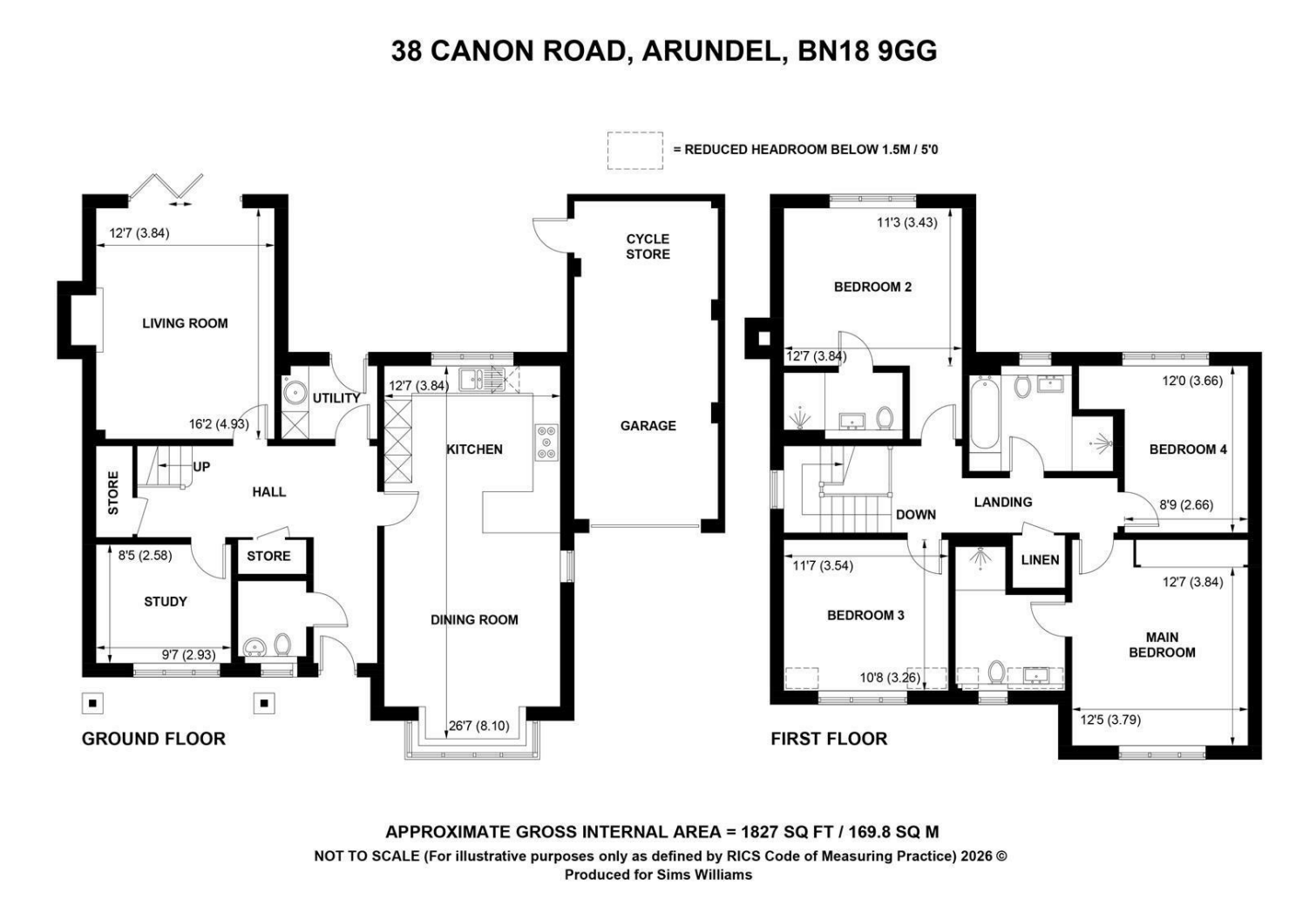






EPC Band - Current - Potential -

Council Tax Band



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