



BROW HOUSE

SCHOOL ROAD | ARUNDEL | BN18 9NA



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SCHOOL ROAD, ARUNDEL, BN18 9NA

GUIDE PRICE £800,000 FREEHOLD

- Well Presented Detached House
- Recently Refurbished Throughout
- Fabulous Far Reaching Countryside Views
- Dual Aspect Kitchen/Dining Room
- Triple Aspect Living Room
- Two Double Bedrooms with Fitted Wardrobes
- Located in Amberley Village
- Mature Private Garden
- Garage & Driveway Parking

A fantastic opportunity to purchase a beautifully renovated detached home in the sought-after village of Amberley. Finished to a high standard throughout, the property offers a light and spacious triple-aspect lounge, a dual-aspect kitchen/dining room, two double bedrooms, a south-facing garden, driveway parking, and a garage.

Upon arrival, the entrance porch leads into a central hallway providing access to all ground floor rooms. The stylish L-shaped living room enjoys plenty of natural light and features a study nook. Adjacent to this is a delightful sunroom with far-reaching countryside views, French doors opening onto the garden, a useful utility room, and a ground-floor bathroom.

The dual aspect kitchen/dining room has been fitted with modern white base and wall units, integrated ovens and hob, and space for a dishwasher and free-standing fridge/freezer. Underfloor heating runs throughout, and there is ample space for a dining table.

Upstairs, there are two generously sized double bedrooms, both benefiting from fitted wardrobes and eaves storage. A separate family shower room includes a walk-in shower, wash basin, and WC also with underfloor heating.

Outside, the private south-facing garden features a large terrace, ideal for outdoor dining, as well as side access and a door into the garage. The front driveway offers parking for up to five cars.



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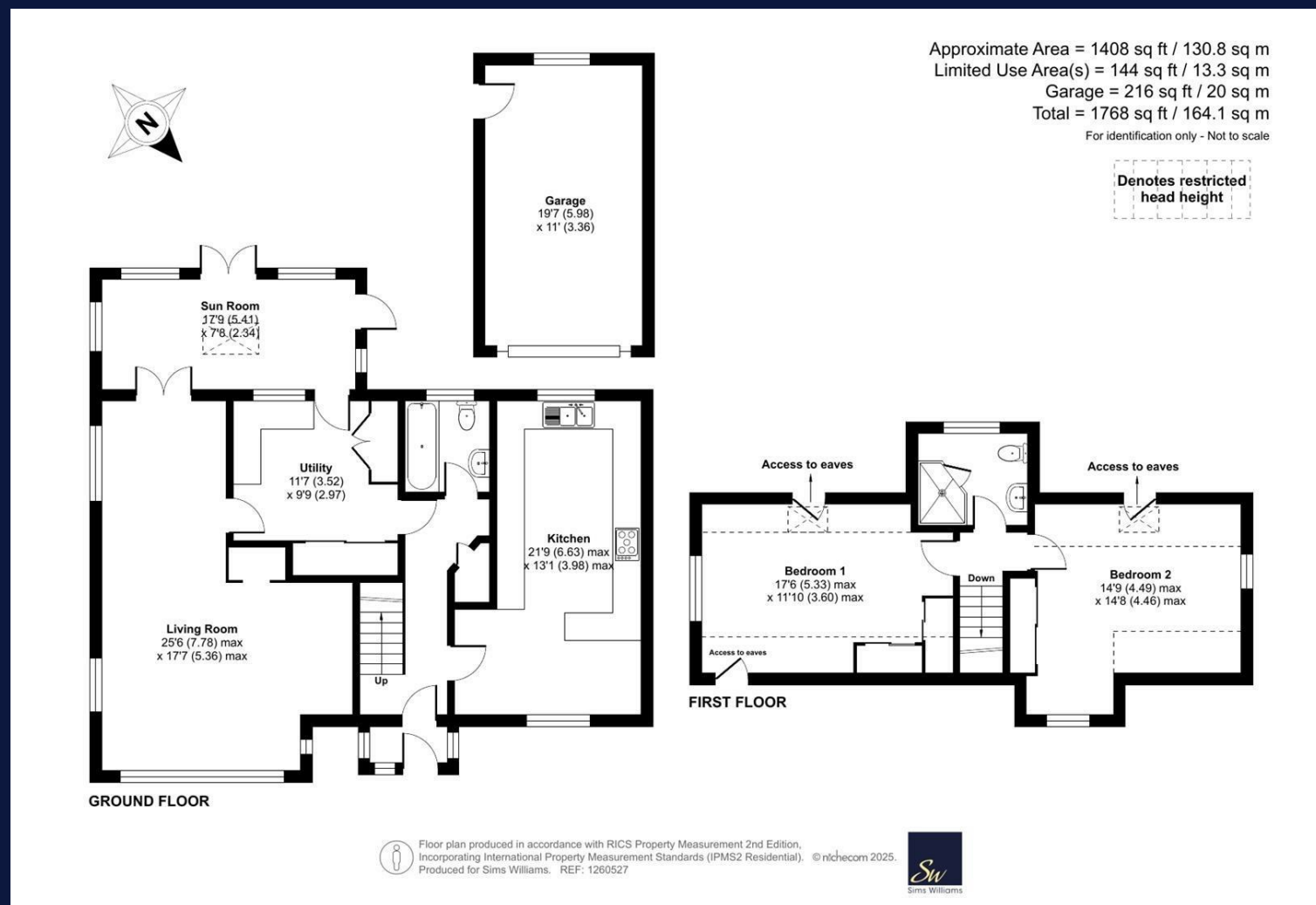
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EPC Band - Current - E Potential - C

Council Tax Band E

From Arundel, head along the A284 towards Whiteways Lodge roundabout. At the roundabout, take the third exit onto the B2139 (sign posted to Amberley and Storrington) follow the road and take the left turn onto School Road 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.

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