



Sims Williams



KINGFISHERS, THE SLIPE, ARUNDEL, BN18 9DU





APPROXIMATE GROSS INTERNAL AREA = 1666 SQ FT / 154.8 SQ M

GARAGE = 324 SQ FT / 30.1 SQ M

TOTAL = 1990 SQ FT / 184.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

ARUNDEL OFFICE

8a High Street
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Guide Price £650,000

Freehold

KINGFISHERS, THE SLIPE,
ARUNDEL, BN18 9DU

- Unique Detached Family Home
- First Time To Market
- In Need of Full Refurbishment
- Triple Aspect Sitting Room
- Principal Bedroom with Ensuite Bathroom
- Kitchen & Separate Dining Room
- Large Wrap Around Garden
- Double Garage & Driveway Parking
- No Onward Chain

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = F

An exceptional opportunity to purchase a unique detached riverside property, requiring full refurbishment and extension potential STP. The property is nestled in the heart of Arundel's charming town centre. This characterful home offers a triple-aspect lounge, three double bedrooms, a wrap-around garden, a double garage, and ample driveway parking.

On arrival you are welcomed by an inner porch leading through to the hallway with storage cupboard. The large triple aspect sitting room has sliding doors to the conservatory with views and access to the garden.

The kitchen is fitted with a range of base and eye level units with integrated gas hob and ovens with space and plumbing for dishwashers and washing machine. There is a separate dining room adjacent to the kitchen.

To the first floor you can find the principal suite which is dual aspect, enjoys views to the river, fitted wardrobes and an ensuite bathroom comprising a bathtub, walk-in shower, wash basin and WC. There are a further two double bedrooms and a further family shower room.

Outside there is a mature wrap around garden with a large terrace which overlooks the river. To the front of the property there is a large, gated driveway with double garage and ample parking.

Directions

From our office at 8a High Street, proceed northwards up the High Street and take the first turning left into Tarrant Street. As Tarrant Street merges into Surrey Street, continue straight where the property will be found on the left hand side.

Disclaimer

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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



