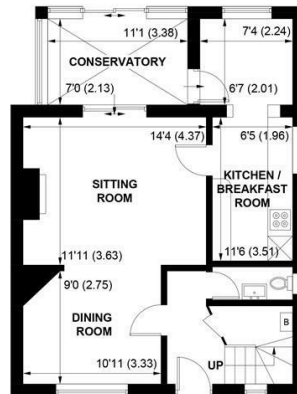


SW

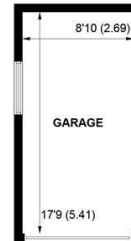
Sussex Williams



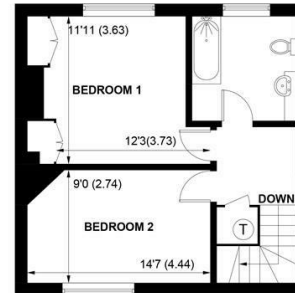
33 WOODVIEW, ARUNDEL, SUSSEX, BN18 9ED



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1074 SQ FT / 99.8 SQ M

GARAGE = 157 SQ FT / 14.6 SQ M

TOTAL = 1231 SQ FT / 114.4 M

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

ARUNDEL OFFICE

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£380,000 Freehold

33, WOODVIEW,
ARUNDEL,
SUSSEX, BN18 9ED

- Semi-Detached House
- Fitted Kitchen/Breakfast Room
- Spacious & Versatile Accommodation
- Sitting Room with Feature Fireplace
- Two Double Bedrooms
- Fitted Family Bathroom
- South Facing Garden
- Garage & Off Road Parking
- No Onward Chain

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = C

An opportunity to purchase a two-bedroom semi-detached house situated in a quiet yet convenient location. The property is within walking distance of Arundel town centre and benefits from a mature south-facing rear garden, garage, and off-road parking. The property is offered with no onward chain.

On arrival, you are welcomed into the entrance hall, which includes a useful storage cupboard and a ground floor cloakroom. The hallway leads through to a spacious sitting/dining room with a feature fireplace, sliding doors to the conservatory, and access to the kitchen/breakfast room.

The kitchen/breakfast room is fitted with a range of base and eye-level units, with space for additional appliances. There is also access to the garden via the conservatory.

To the first floor are two well-proportioned double bedrooms, one benefiting from fitted wardrobes. There is also a family bathroom comprising a shower over the bath, hand wash

basin, and WC.

Outside, the property enjoys a mature south-facing garden, mainly laid to lawn with planted borders, a paved terrace, and a garden shed. Side access leads to the driveway and garage.

The property is offered with no onward chain.

Directions

From the roundabout on the A27 and A284, proceed south along Ford Road and take the first right into Kirdford Road. then the next left hand turn into Woodview, and 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

