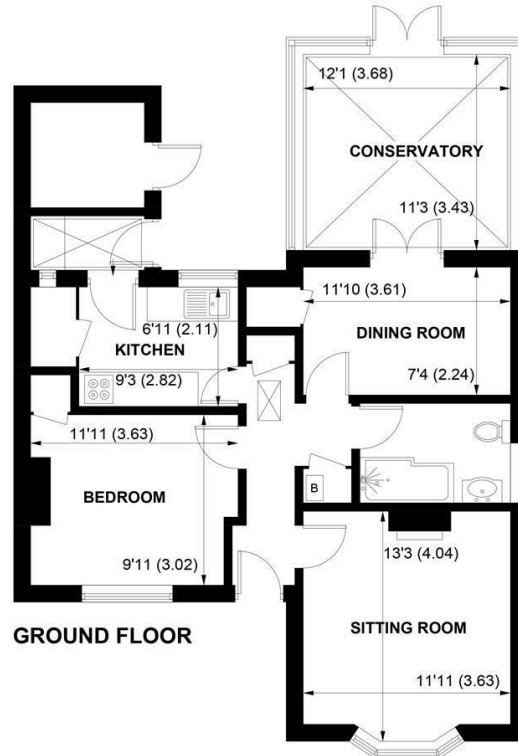


SW

Sims Williams



6 PEARSON ROAD, ARUNDEL, BN18 9HR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 771 SQ FT / 71.6 SQ M
 EXTERNAL STORE = 41 SQ FT / 3.8 SQ M
 TOTAL = 812 SQ FT / 75.4 SQ 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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£325,000 Freehold

6, PEARSON ROAD,
ARUNDEL,
BN18 9HR

- Charming Semi-Detached Bungalow
- Well Presented Throughout
- Modern Fitted Kitchen
- Sitting Room with Gas Fireplace
- Double Bedroom with Fitted Wardrobe
- Conservatory with Double Doors to Garden
- Recently Refurbished Throughout
- Mature Private Rear Garden
- No Onward Chain

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = C

An opportunity to purchase a well-presented semi-detached bungalow, which has been tastefully refurbished and maintained to a high standard throughout. The property features a modern fitted kitchen, a private mature garden, and is offered for sale with no onward chain.

Ideally situated on the outskirts of the historic town of Arundel, the bungalow enjoys a convenient location within walking distance of the local primary school and mainline train station. It also benefits from easy access to the town's amenities and excellent road links to surrounding areas.

On arrival, you are welcomed into a bright entrance hall providing access to all principal rooms and a useful storage cupboard. The sitting room features a bay window overlooking the front garden and a gas fireplace, creating a warm and inviting space.

The kitchen is fitted with a range of modern base and eye-level units, an integrated oven and hob, and space for further appliances. A separate dining room leads through to the conservatory, which opens directly onto the rear garden.

There is a double bedroom with views

over the front garden and a fitted wardrobe, along with a modern bathroom comprising a shower over the bath, hand wash basin, and WC.

Outside, the property enjoys a mature private garden with a paved terrace, ideal for outdoor dining and a useful garden storage shed. The property is offered with no onward chain.

Directions

Upon leaving Arundel, proceed Southwards along Ford Road taking the first right into Torton Hill Road. Proceed along the road and take a right onto Pearson Road. The property will be found on the right 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

