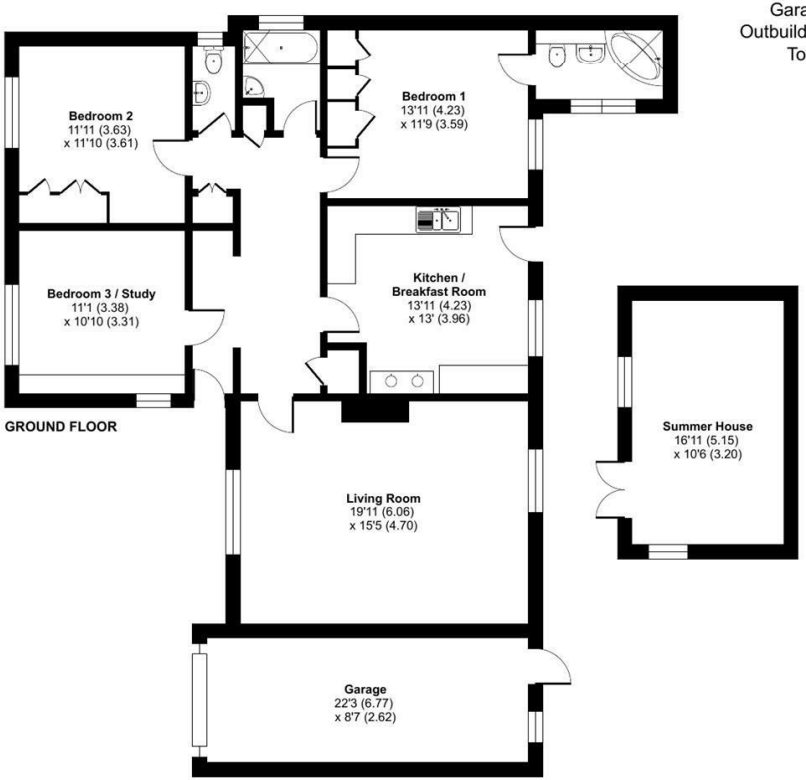
Sims Williams



MEADOW EDGE, POLING STREET, POLING, ARUNDEL, WEST SUSSEX, BN18 9PU



Approximate Area = 1233 sq ft / 114.5 sq m
Garage = 191 sq ft / 17.7 sq m
Outbuilding = 117 sq ft / 10.8 sq m
Total = 1541 sq ft / 143 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sims Williams. REF: 1447027

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£485,000 Freehold

MEADOW EDGE, POLING STREET,
POLING ARUNDEL,
WEST SUSSEX, BN18 9PU

- Charming Detached Bungalow
- Located In Church Hamlet Village
- In Need of Refurbishment
- Kitchen/Breakfast Room with AGA
- Dual Aspect Living Room
- Three Double Bedrooms
- Private Mature Garden
- Garage & Driveway Parking
- No Forward Chain

EPC RATING

Current = G
Potential = D

COUNCIL TAX BAND

Band = F

A detached spacious and versatile bungalow situated in the semi-rural church hamlet village of Poling, the bungalow backs onto open farmland and enjoys a particularly picturesque setting.

The property is set back from the road behind a charming front garden, with driveway parking and an attached garage. To the rear, the garden is enclosed by a fence line and benefits from open views across the surrounding fields.

Internally, the accommodation offers a flexible layout, including a spacious double-aspect living room with a working fireplace. The kitchen/breakfast room is fitted with a range of base and eye level units including an AGA and space for appliances, with a door leading out to the rear garden.

There is a principal bedroom which is flooded with natural light, with en-suite shower room and fitted wardrobes. There are a two further double bedrooms and a family bathroom, the third bedroom is currently being used as a study.

The property would benefit from modernisation throughout, offering an excellent opportunity for buyers to update and personalise to their own taste.

Disclaimer

As the sellers 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.

AML & ID Compliance Checks

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.











The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract