



38 Kirdford Road, Arundel, BN18 9EE

Guide Price £575,000



## 38 Kirdford Road, Arundel

An exceptional home close to the heart of Arundel.

- Beautifully presented
- Three bedrooms
- Sitting room with bay window
- Modern kitchen/dining room
- Ground floor cloakroom
- Modern bathroom/WC
- Landscaped garden with studio
- New roof
- Off-road parking

Beautifully presented throughout, this impressive three bedroom end of terrace home offers stylish and well-appointed accommodation in a sought after setting with views towards Arundel Cathedral.

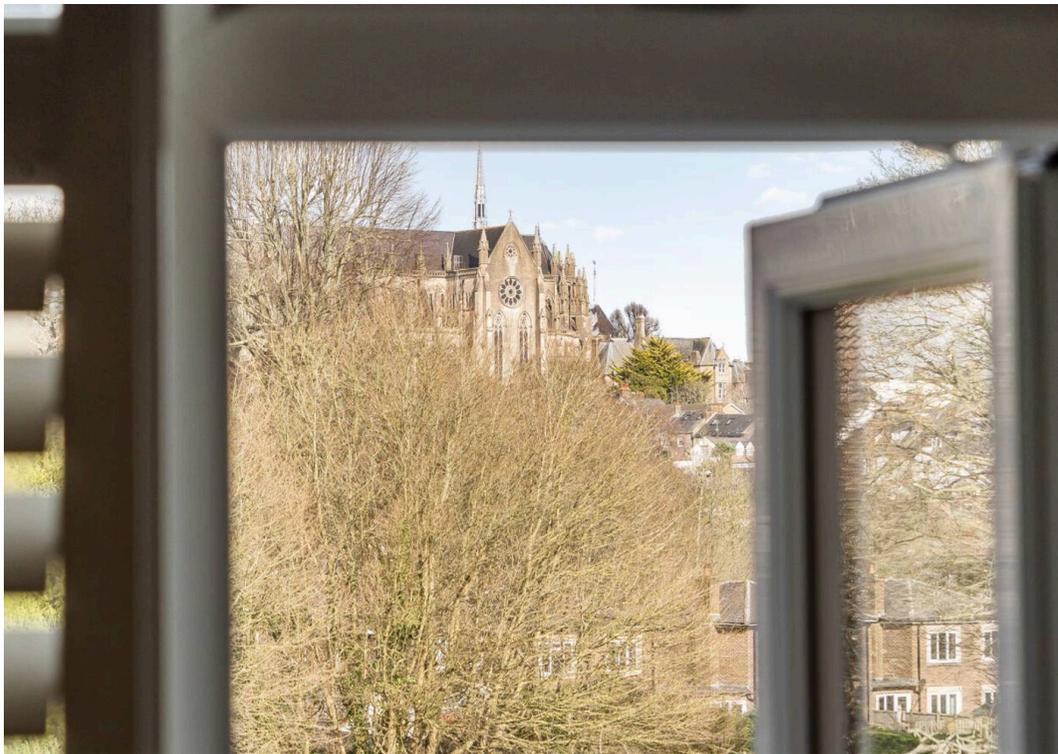
The property features an elegant sitting room with a charming bay window and a superbly appointed kitchen/dining room that opens directly onto the rear garden, perfect for modern family living and entertaining. A convenient ground floor cloakroom adds further practicality. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom/WC.

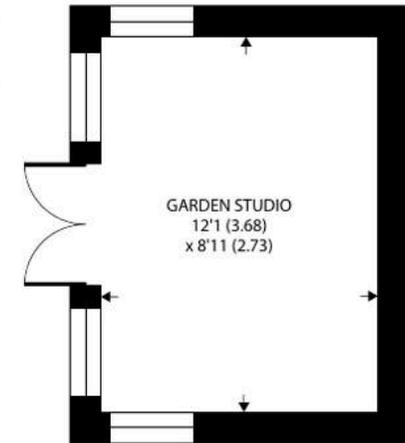
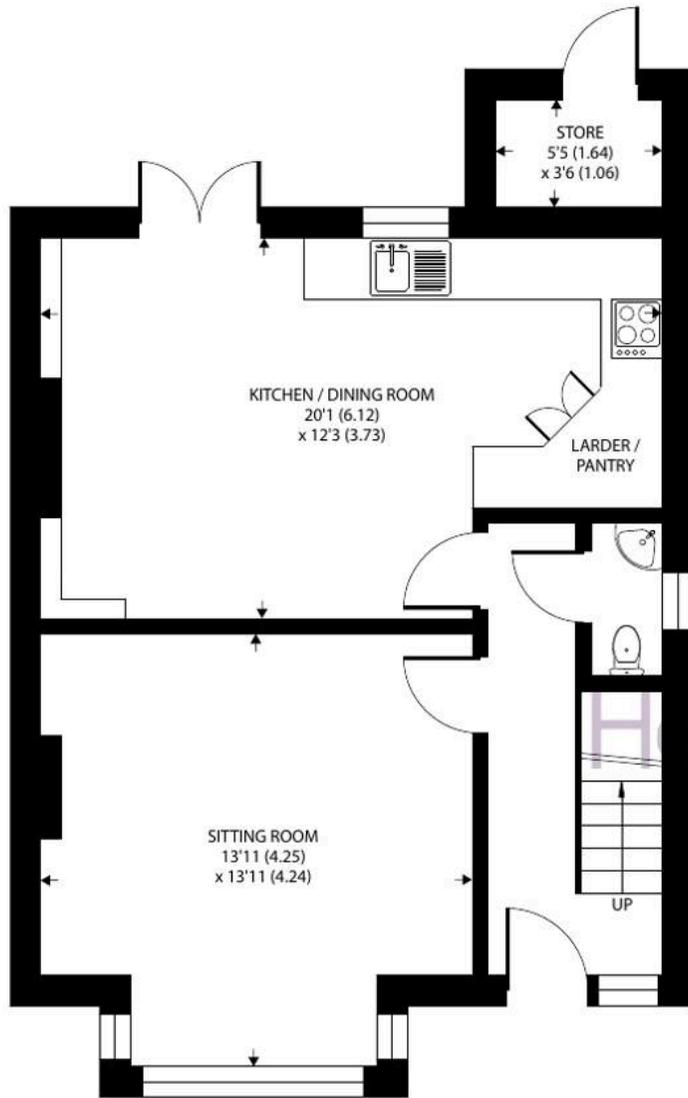
Outside, the landscaped garden provides an attractive and private retreat, complemented by a versatile garden studio ideal for use as a home office, gym or creative space. With the added benefit of off-road parking and a vendor who is already suited, this exceptional home is ready for a smooth move.

Early viewing is highly recommended.

Arun District Council - 25/26 Tax Band C £2,137.67 EPC-C







Approximate Area = 998 sq ft / 92.7 sq m  
 Outbuildings = 127 sq ft / 11.7 sq m  
 Total = 1125 sq ft / 104.5 sq m

For identification only - Not to scale



**Location** - The historic medieval town of Arundel includes a range of independent and high street shops, restaurants, recreational facilities and mainline railway station to London Victoria (1hr 20min approx). The cathedral city of Chichester is approximately 10 miles west of Arundel and offers excellent high street shopping, many fashionable restaurants, cafes and bars and festival theatre. Goodwood is located to the west and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Littlehampton and Chichester Harbour with also a range water sports from the beaches at Littlehampton and West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - From Chichester, proceed east on the A27. At the Fontwell roundabout, follow the signs to Arundel. When you come to the large roundabout at Arundel, turn right, signposted Ford and Climping. Take the first turning on the right into Torton Hill Road and take the first turning on the left into Kirdford Road. Number 38 is a short distance down on the left. What3words - inversely.flash.limit

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

