

1 Arun Vale, Coldwaltham - RH20 1LP

Guide Price £430,000

Henry Adams
estate agents

1 Arun Vale

Coldwaltham, Pulborough

- A three bedroom bungalow occupying a corner plot
- Main bedroom with en-suite bathroom
- Two additional bedrooms and shower room
- Kitchen with utility area off
- Generous size sitting / dining room
- Garage and driveway parking
- Solar panels and battery storage
- Commutable distance to Arundel and Chichester
- Countryside walks

This extended three bedroom detached bungalow occupies a desirable corner plot within a quite residential area, offering spacious and versatile accommodation ideal for a range of buyers.
Upon entering the property, you are welcomed into a generous hallway that leads directly to the heart of the home - a bright and expansive sitting and dining room, designed to provide an inviting space for both relaxation and entertaining. The kitchen features ample storage and worktop space, with a practical utility area conveniently positioned off the main kitchen, allowing for seamless day-to-day living. The main bedroom benefits from an en-suite bathroom, while two further bedrooms are served by a shower room, making the layout particularly suitable for families or those expecting guests. The property boasts a range of contemporary features, including solar panels with battery storage (helping to reduce energy costs and improve sustainability), as well as double glazing and efficient heating throughout.

A garage and driveway parking offer secure and convenient parking solutions for multiple vehicles. The bungalow enjoys an enviable location within easy commuting distance of both Arundel and Chichester, providing access to a wide range of amenities, shopping, and leisure facilities. For those who appreciate an active lifestyle, the surrounding area offers an abundance of countryside walks, allowing residents to enjoy the natural beauty of the region throughout the year. This home combines practicality and energy efficiency, presenting an excellent opportunity to acquire a detached bungalow in a well-connected and picturesque setting.











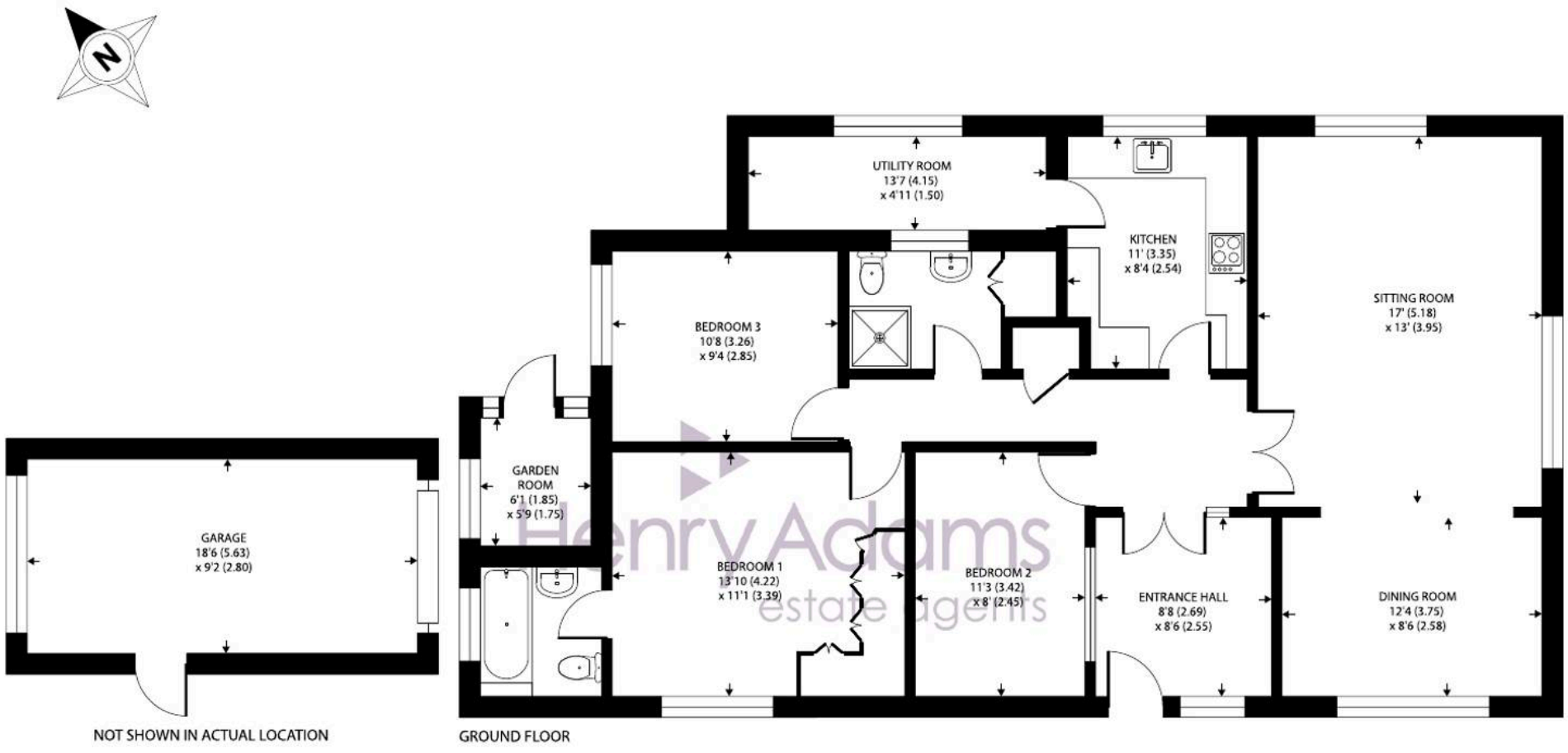












Approximate Area = 1168 sq ft / 108.5 sq m
Garage = 170 sq ft / 15.7 sq m
Outbuilding = 32 sq ft / 2.9 sq m
Total = 1370 sq ft / 127.1 sq m

For identification only - Not to scale





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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