



Haven House, Sunny Box Lane, Slindon Common,
Arundel, West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Haven House, Sunny Box Lane, Slindon Common, Arundel, West Sussex BN18 0LX

A well-presented three-bedroom semi-detached bungalow in a sought-after South Downs location

Arundel town centre 3.1 miles, Arundel mainline station 3.9 miles, Bognor Regis 7.0 miles, Chichester city centre 9.6 miles, Brighton 24 miles, M23 (Jct 11) 31 miles, Gatwick Airport 39 miles

Reception room | Conservatory | Kitchen/ breakfast room | 3 Bedrooms | Family bathroom
Garage | Garden store | Summer house | Garden
EPC rating E

The property

Haven House is a three-bedroom semi-detached bungalow set in a highly desirable South Downs location close to Arundel. The property features stylishly appointed living space with modern fittings and attractive décor throughout.

At the front there is a dual aspect reception room with plenty of natural light, wooden flooring and a woodburning stove, while the second reception room is the 23ft, L-shaped conservatory at the rear. This light and airy room has tiled flooring, a glass ceiling and panoramic windows, as well as French doors opening onto the rear garden. Between the reception room and the conservatory is the well-equipped kitchen and breakfast room. There are shaker-style units in black, wooden worktops, a butler sink, a Smeg range cooker, as well as space for all the necessary appliances.

All three bedrooms share similar proportions, with one featuring extensive storage in built-in mirrored wardrobes. There is also a family bathroom.

Outside

At the front of the property, the gravel driveway provides plenty of parking space, while the paved pathway leads to the front entrance. There is a front garden with an area of lawn and border fencing and hedgerow, while towards the rear there is a garage a garden store, a summer house and a peaceful garden. The garden includes areas of lawn, paved pathways, seating areas and various established hedgerows, shrubs and trees, as well as an ornamental pond.

Location

The property is situated in a stunning rural location, on the edge of the South Downs National Park and three miles from the historic market town of Arundel.

The nearby villages of Walberton, Fontwell and Barnham provide several everyday amenities, including local shops and primary schools. Arundel, famous for its magnificent castle, which sits in a commanding, elevated position overlooking the town centre, has plenty of local amenities and facilities, including a good selection of shops and supermarkets, restaurants and cafés.

There are several good schools in Arundel, while the outstanding-rated St Philip Howard Catholic School is in Barnham, and the reputable independent Slindon College is just a mile away.

The property is well positioned to reach the large towns and cities nearby, including Chichester, Worthing and Brighton, all via the A27, while the Arundel's mainline station offers services to London Victoria (1 hour 25 minutes).

Directions

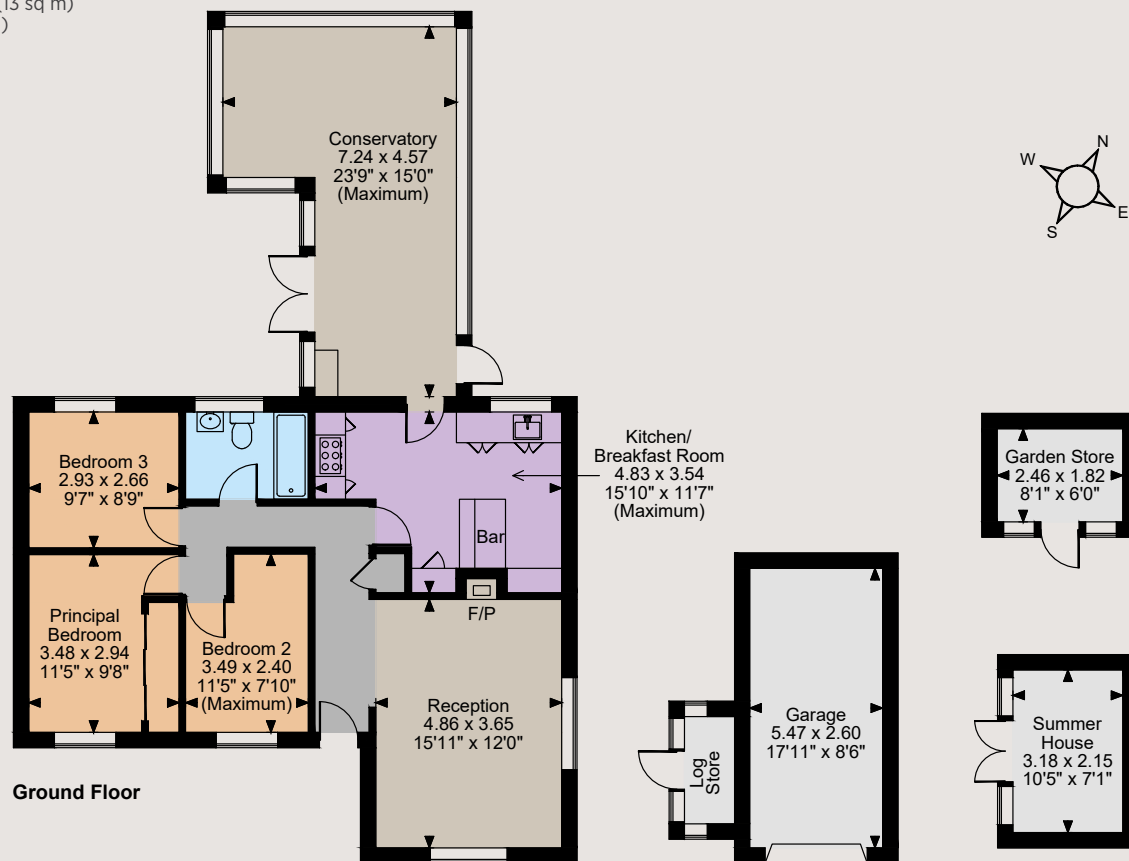
From Chichester, take the A27 east for 6.4 miles, before turning left onto Shellbridge Road. Turn left onto Sunny Box Lane, and you will find the property on the right.





Floorplans

House internal area 1,074 sq ft (100 sq m)
Garage internal area 153 sq ft (14 sq m)
Outbuildings internal area 144 sq ft (13 sq m)
Total internal area 1,371 sq ft (13 sq m)
For identification purposes only



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8586093/DWL



General

Local Authority: Arun District Council
Services: Mains electricity, water & drainage
Council Tax: Band E
Tenure: Freehold
Guide Price: £600,000

Chichester

31 North Street, Chichester PO19 1LY

01243 832600

chichester@struttandparker.com
struttandparker.com

[@struttandparker](#)

[/struttandparker](#)

Over 45 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

