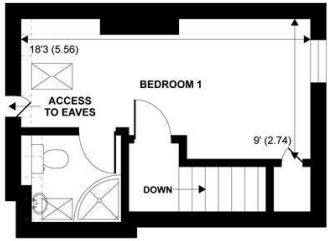
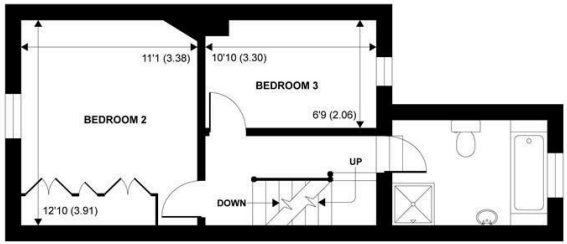
Sims Williams

21, WOODVIEW, ARUNDEL, WEST SUSSEX, BN18 9ED

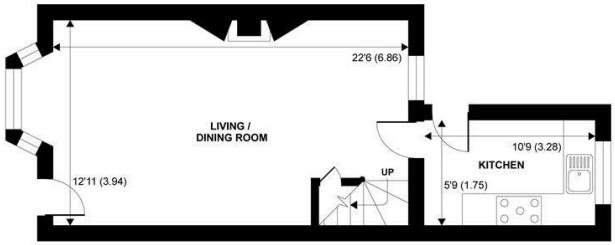


Denotes restricted head height

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 961 SQ FT 89.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018©

ARUNDEL OFFICE

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£400,000 Freehold

21, WOODVIEW,
ARUNDEL,
WEST SUSSEX, BN18 9ED

- End Terrace Victorian Cottage
- Open Plan Living/Dining Room
- Wood Burner in Lounge
- Fitted Kitchen with Side Door
- Double Bedroom with Fitted Wardrobes
- Further Double Bedroom with Ensuite Shower Room
- Bedroom 3/Study
- Family Bathroom
- South-Facing Rear Garden

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = C

Situated on the edge of Arundel within easy access to the towns amenities including shops, restaurants and leisure facilities. There are good roak links via the A27 & A29 and Arundel mainline train station is under a mile away.

The accommodation on the ground floor comprises a bright open plan living/dining room featuring stripped floorboards, wood burner, and bay window. There is ample space for a dining table & chairs with a storage cupboard under the stairs.

The kitchen is fitted with a range of Shaker style units with space & plumbing for appliances and a stable door to the rear garden.

On the first floor there is a double bedroom with ornate cast iron fireplace and fitted wadrobes along with bedroom 3/study with views over the garden. The family bathroom is part-tiled and fitted with a white suite comprising bath, wash hand basin & WC.

The second floor provides an additional, dual aspect, double bedroom with a modern ensuite shower room and airing cupboard.

Outside, the rear South-facing garden is mainly laid to lawn with mature shrubs, outdoor dining area, useful shed and side access gate.

In accordance with the Estate Agents Act 1979, we would inform you that the vendor is an employee of Sims Williams Estate Agents.

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.

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