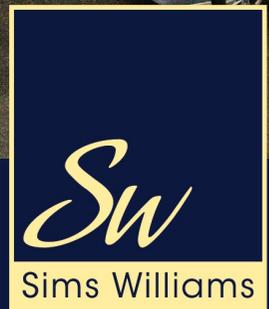




# 19 KING STREET

ARUNDEL | BN18 9BJ



19, KING STREET, ARUNDEL, BN18 9BJ

GUIDE PRICE £625,000 FREEHOLD

- Flint Fronted Cottage
- Character Features Throughout
- Bespoke Fitted Kitchen/Breakfast Room
- Sitting Room with Open Fireplace & Cellar
- Situated in Sought After Location in Arundel Town Centre
- Two Double Bedrooms with Fitted Wardrobes
- Stylish Ground-Floor Shower Room and WC
- Far Reaching Countryside Views
- Private Mature Garden with Terraces

A Grade II Listed flint-fronted cottage, beautifully presented and thoughtfully extended, situated on the highly sought-after King Street in the very heart of Arundel's historic old town.

The charming two-bedroom character home seamlessly blends period charm with refined contemporary living, having been sympathetically modernised throughout while preserving its original character and architectural heritage.

A welcoming entrance porch opens into a beautifully proportioned open-plan sitting and dining room, where warm wooden flooring, elegant shutters and a charming open fireplace. Designed with both comfort and entertaining in mind, the layout flows effortlessly from the sitting room through to the kitchen/breakfast room.

The bespoke fitted kitchen forms the heart of the home. Thoughtfully designed with a range of base and eye-level cupboards, integrated oven and hob, and a central island offering additional space and storage. A striking glazed roof floods the room with natural light, while double doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. A stylish ground floor shower room with WC completes the accommodation on this level.

The first floor hosts a generous principal bedroom with fitted wardrobes, complemented by a beautifully appointed bathroom featuring a freestanding bath, separate walk-in shower, wash basin and WC, offering both luxury and practicality. On the second floor, a further double bedroom also provides fitted wardrobes and useful storage.

Outside, the property enjoys a delightful and private cottage garden, thoughtfully landscaped with mature planting and established trees. A raised terrace provides the perfect setting for al fresco dining and entertaining, with steps leading down to a lawn garden and an additional terrace, creating a tranquil and secluded outdoor space.









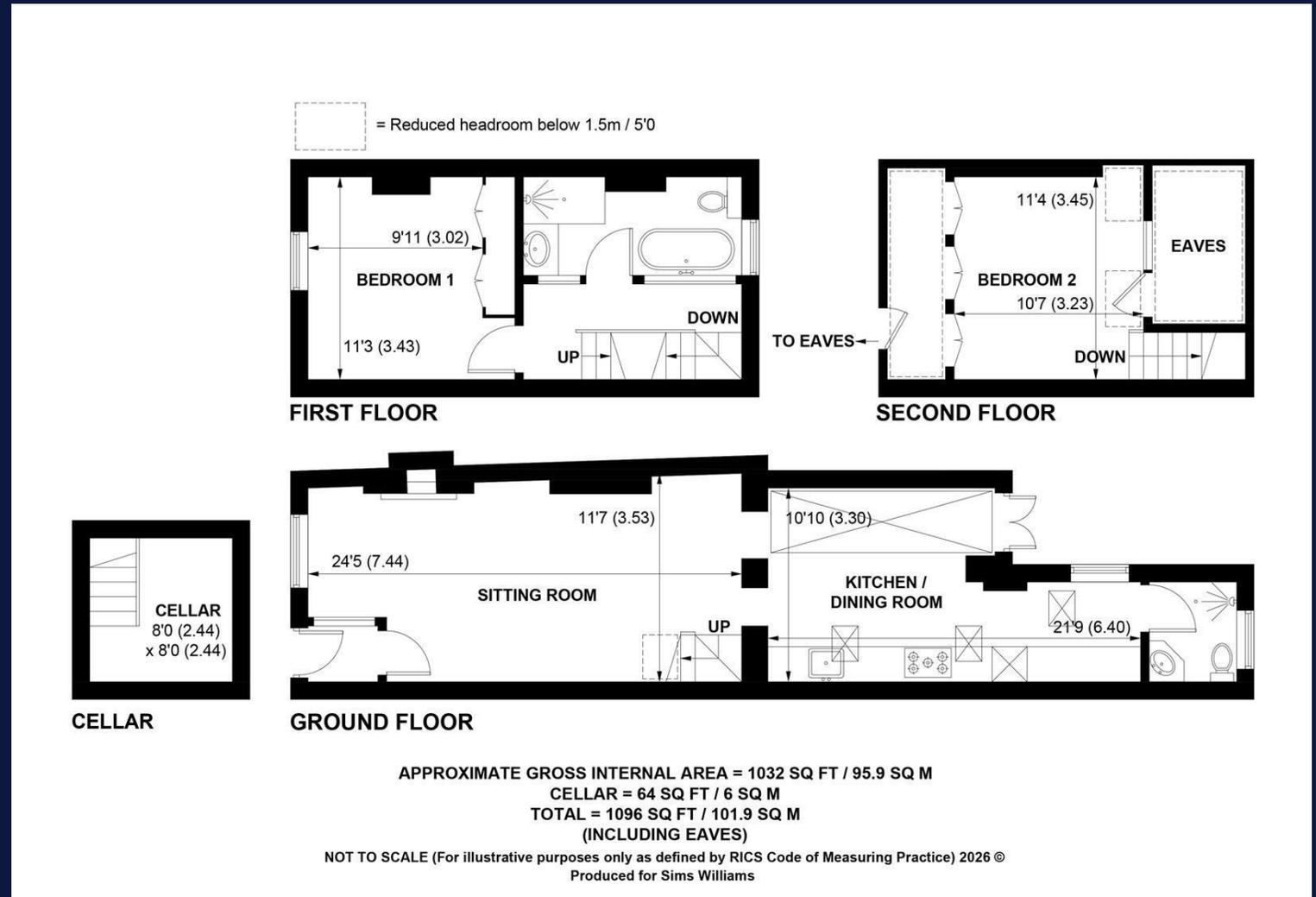




Grade II Listed

Council Tax Band D

From the Arundel office head up the High Street, take the second left down Maltravers Street. Proceed along Maltravers Street and take a second right into King Street, the property will be found on the left hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.