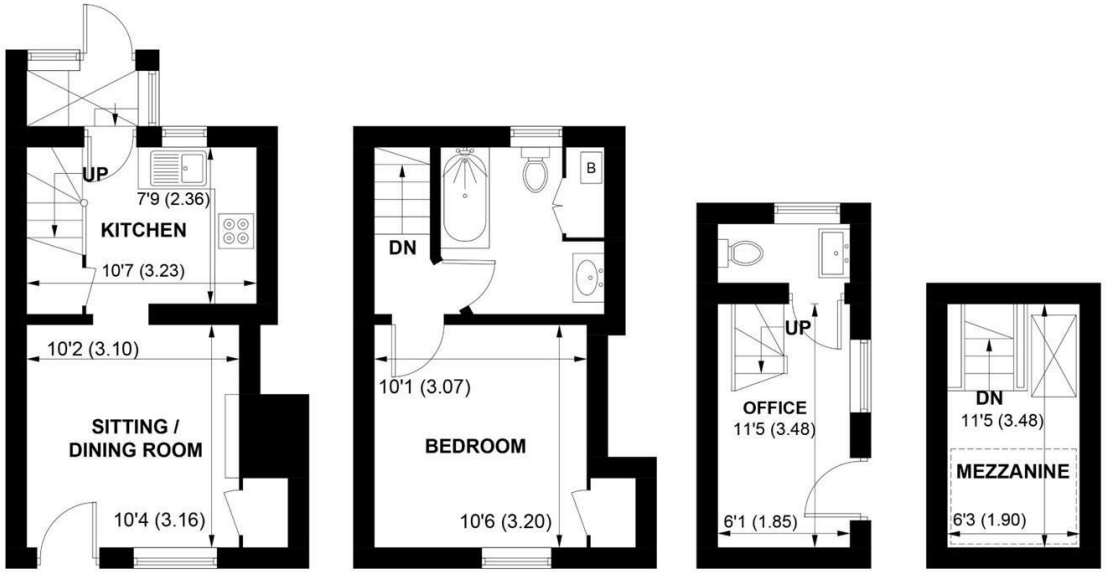
Sims Williams

19 BOND STREET, ARUNDEL, WEST SUSSEX, BN18 9BL



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 426 SQ FT / 39.6 SQ M
OUTBUILDING = 168 SQ FT / 15.6 SQ M
TOTAL = 594 SQ FT / 55.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

ARUNDEL OFFICE

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£345,000 Freehold

19, BOND STREET,
ARUNDEL,
WEST SUSSEX, BN18 9BL

- Grade II Listed Cottage
- Sitting Room with Fireplace
- Fitted Kitchen
- Rear Porch
- Double Bedroom with Fireplace
- Family Bathroom
- Outbuilding with W.C
- South Facing Garden with Extensive Views
- No Onward Chain

COUNCIL TAX BAND

Band = C

A delightful and well presented Grade II Listed flint fronted cottage situated in the heart of Old Arundel. The property has a wealth of charm including period carpentry, sash windows and fireplaces and benefits from a South-facing rear garden with a useful brick built outbuilding and wonderful extensive views.

The cottage played a starring role in the recent box office hit Wicked Little Letters starring Olivia Coleman.

Situated in a sought-after location accessible to local shopping and leisure facilities. Arundel mainline station with its London and coastal service is within a mile, whilst good road links via the A27 & A29 are close by.

Upon entering the property you are welcomed into the sitting room with wood panelling, feature fireplace with gas fire and built in storage cupboard.

The kitchen is fitted with base and eye level cupboards with space for a free standing dishwasher, integrated oven & gas hob with extractor fan above and stainless steel sink with drainer. There is understairs storage area with space for fridge freezer, all white goods will be included with the sale.

The property also benefits from a rear porch ideally for storing coats and muddy boots, there is also space and plumbing for a washing machine.

On the first floor is a double bedroom to the front of the property with a decorative fireplace. There family bathroom has a white suite with shower over the bath, vanity style sink unit, w.c. and airing cupboard.

Outside is a brick-built outhouse which could make an ideal home office or hobby room with w.c., and benefits from a mezzanine level with velux window.

This sale is offered with NO ONWARD CHAIN.

The south facing rear is garden is paved for ease with mature borders and enjoys wonderful far reaching views.

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.

Directions

From the roundabout on the A27 and A284 head into Arundel along Maltravers Street, take the second left into King Street and the first left into Bond Street. The property will be found on the left hand side.

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