



# THE COACH HOUSE

MALTRAVERS STREET | ARUNDEL | BN18 9AP

*Sw*

Sims Williams

# THE COACH HOUSE

TOWN HALL YARD, MALTRAVERS STREET, ARUNDEL, BN18 9AP

GUIDE PRICE £725,000 FREEHOLD

- Stylish Converted Coach House
- Located in the Heart of Arundel
- Spacious Living Room with Wood Burner
- Bespoke Fitted Kitchen/Breakfast Room with AGA
- Beautifully Presented Throughout
- Principal Bedroom with Balcony and far Reaching Views
- Further Double Bedroom with Ensuite Shower Room
- Recently Refurbished Throughout
- Private Courtyard

An opportunity to purchase a beautifully converted Coach House which is stylish and thoughtfully designed throughout and is located in the heart of Arundel's charming old town, just a short stroll from a wonderful selection of local shops, restaurants, and traditional pubs. Arundel has a mainline railway station with services to Gatwick Airport, Central London and Coastal routes making the town exceptionally well connected.

The ground floor is rich in character, featuring original wood block flooring that flows seamlessly into a spacious living room, complete with a wood burner and bifold doors opening out to the courtyard, perfect for relaxing. The kitchen/breakfast room is well-appointed with stone slab flooring, a range of bespoke base units, space for appliances, and an electric Everhot, complemented by a central island providing additional storage, seating and workspace. A separate utility room and WC complete the ground floor accommodation.

Upstairs, the property continues to impress with a generous principal bedroom, fitted with built-in wardrobes and French doors leading onto a balcony terrace offering stunning far-reaching views. A further double bedroom benefits from its own ensuite shower room, while a well-appointed family bathroom serves the rest of the home.



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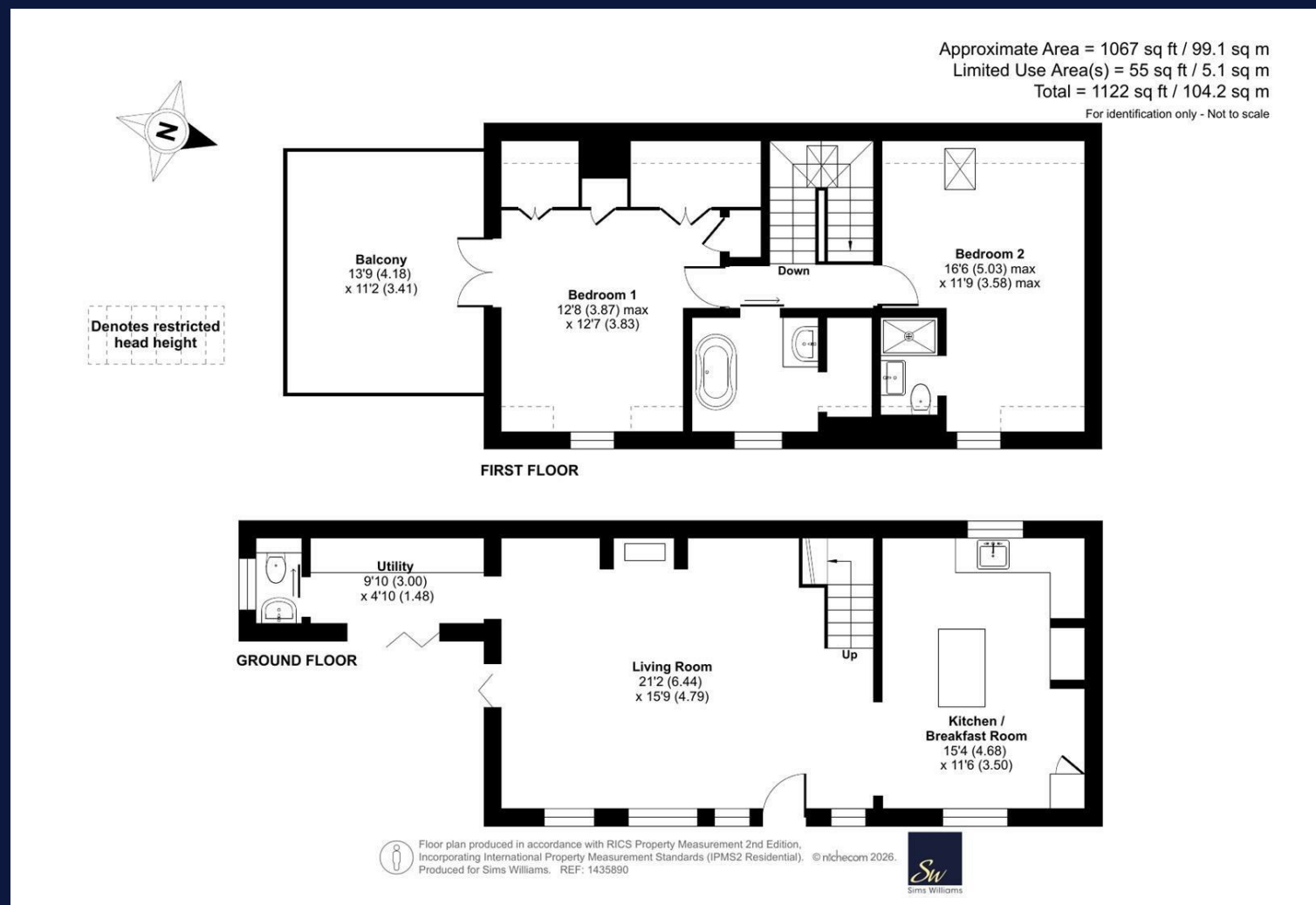
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EPC Band - Current - Potential - TBC

Council Tax Band D

Upon leaving our office at 8a High Street, proceed up the High Street bearing left onto Maltravers Street and then left into Town Hall Yard. The property will be found on the right 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.

8a High Street  
Arundel, BN18 9AB

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