



# 14 KING STREET

ARUNDEL | BN18 9BW



## 14, KING STREET, ARUNDEL, BN18 9BW

GUIDE PRICE £775,000 FREEHOLD

- Beautifully Refurbished Four-Bedroom Home
- Elevated Position In Central Arundel
- Open-Plan Kitchen Dining With Bifold Doors
- Double Aspect Sitting Room
- Bedroom 4/Study
- Three Double Bedrooms With Wardrobes
- Stylish Bathroom With Twin Vanity Basins
- Landscaped Walled Garden
- Integral Garage With Power

A beautifully presented end-of-terrace four-bedroom property, this home enjoys an elevated position in the heart of historic Arundel. Refurbished to a high standard and finished with modern radiators and double glazing throughout, it combines generous accommodation with a light-filled, stylish design. Its central position, just moments from Arundel's shops, cafés, and historic landmarks, makes it a rare opportunity in a highly sought-after location.

A stepped approach leads to a spacious entrance hall with wooden flooring, giving access to a ground-floor cloakroom and the integral garage. The garage is well equipped with lights, power, an electric roller garage door, a water softener, and the boiler.

The open-plan kitchen and dining room forms the heart of the home, offering a superb range of fitted units with a Rangemaster cooker and integral dishwasher, space for American style fridge/freezer, while a separate utility cupboard has space and plumbing for washing machine and tumble drier. Bi-fold doors connect the dining area with the rear garden, seamlessly blending indoor and outdoor living.

On the first floor, a split-level landing with a built-in bookcase leads to a versatile fourth bedroom, currently used as a study with fitted cupboards. Three further double bedrooms, all with fitted wardrobes, are complemented by a modern family bathroom featuring a D-shaped bath with shower over, twin vanity basins, and WC. Additional storage is provided by an airing cupboard and further fitted cupboard.

The hard-landscaped rear garden, with attractive planting, lighting, and an outside tap, provides a private alfresco dining area ideal for entertaining.

Finished with modern radiators and double glazing throughout, this home is bright, stylish, and practical. Its central position, just moments from Arundel's shops, cafés, and historic landmarks, makes it a rare opportunity in a highly sought-after location.









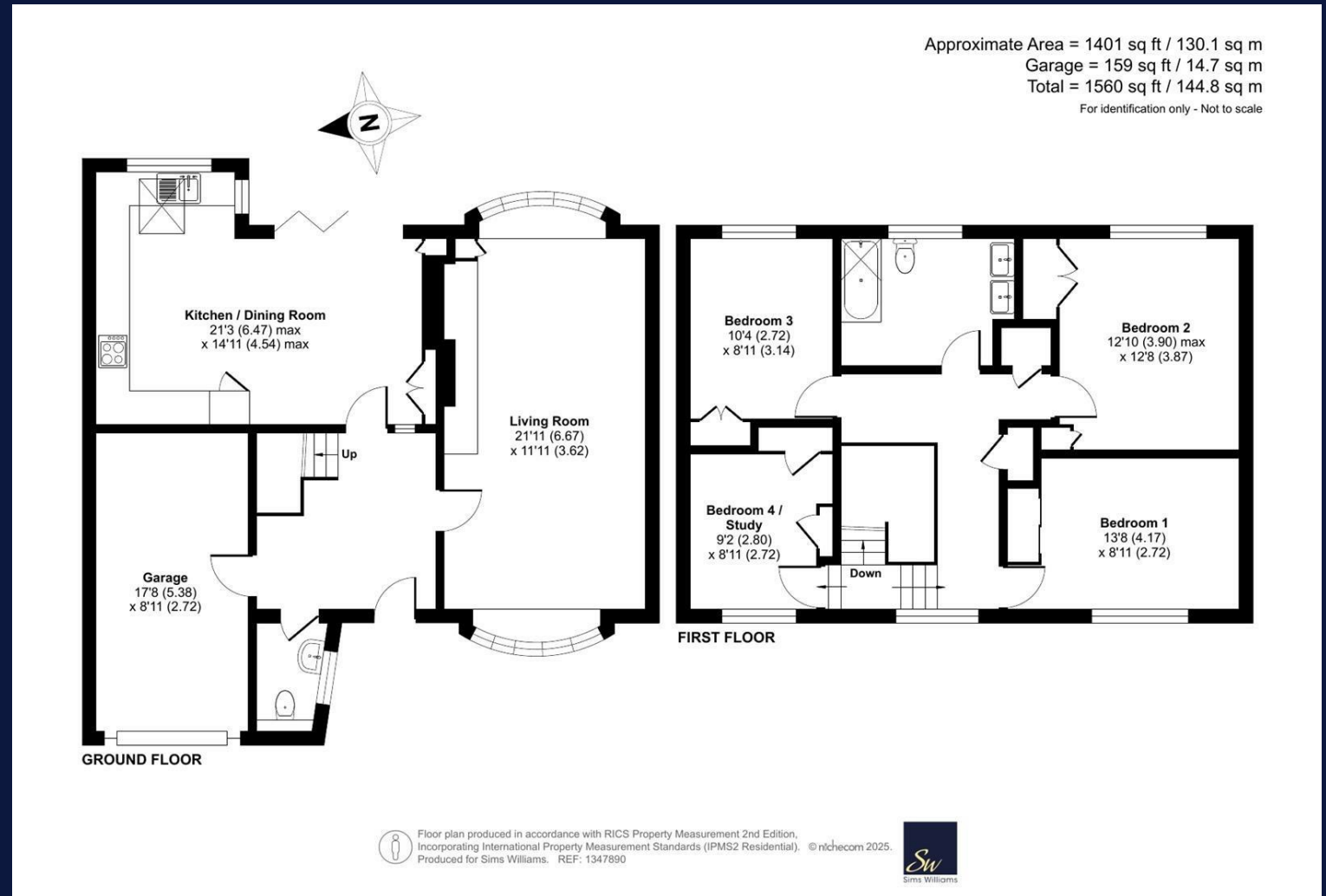




EPC Band - Current - C Potential - B

Council Tax Band F

From the roundabout on the junction of the A27 and A284 head into Arundel along Maltravers Street. Take the second turning on the left into King Street and the property can 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

01903 885678  
WWW.SIMSWILLIAMS.CO.UK