

SURREY HOUSE

MALTRAVERS STREET | ARUNDEL | BN18 9BG

Sims Williams

SURREY HOUSE, MALTRAVERS STREET, ARUNDEL, BN18 9BG

OFFERS IN EXCESS OF £1,400,000 FREEHOLD

- Substantial Georgian Detached House
- Elevated Location In Arundel Town Centre
- Generous Kitchen/Breakfast/Family Room
- Drawing Room with Open Fireplace
- 4 Double Bedrooms
- Walled Mature Private Garden
- Annexe Potential
- Garage & Driveway Tandem Parking
- Offered With No Onward Chain







An exceptional opportunity to purchase a substantial detached Grade II Listed Georgian property, set in an elevated position in the very heart of Old Arundel Town Centre, enjoying far-reaching and picturesque views across the town and surrounding countryside.

This elegant and rarely available home has not been brought to market for over 20 years and offers beautifully proportioned, versatile accommodation, rich in period character and charm.

The property is discreetly set behind an impressive eight-foot wall, opening onto a generous and attractive front garden. The grounds wrap around the western side of the house, creating a wonderfully private and elevated setting, leading to a secluded garden at the rear with gated access onto King Street.

A welcoming entrance hall provides access to the principal reception rooms. The elegant drawing room features a large sash window overlooking the front garden and benefits from a striking open fireplace, while a separate living/dining room with fitted cabinetry offers additional, flexible entertaining space.

The kitchen/breakfast room is well-appointed with a range of base and eye-level units, offering ample storage and space for appliances. This flows seamlessly into a beautiful conservatory/garden room with a lantern roof, creating a light-filled space with direct access onto the garden, ideal for both everyday living and entertaining. Further ground floor accommodation includes a generous utility room with access to a covered walkway and side garden, as well as a cloakroom.

Upstairs, the first floor comprises four well-proportioned double bedrooms, served by two fitted family bathrooms.

Externally, the property is complemented by a stunning, mature walled garden featuring raised terraces, established planting, shrubs and trees, and areas of lawn, all enjoying an elevated and highly private aspect. The property further benefits from a garage and driveway parking, along with excellent potential for annexe conversion STPP, offering additional guest accommodation.

AML & ID Compliance Checks
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.















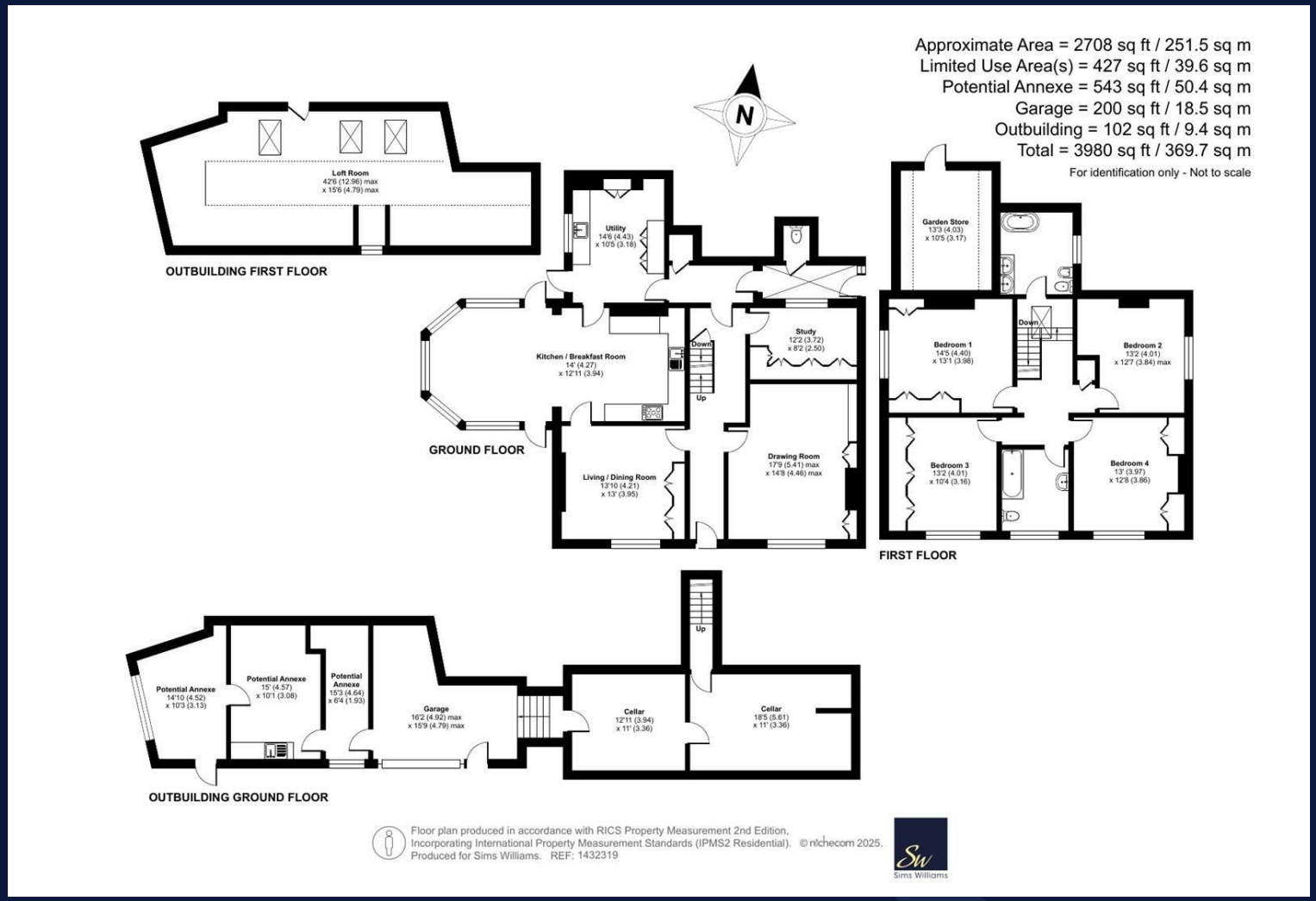




Grade II Listed

Council Tax Band G

From the roundabout on the A27 and A284 proceed into Arundel along Maltravers Street, Surrey House 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.

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