



MALTRAVERS STREET | ARUNDEL | BN18 9AP



## 9, MALTRAVERS STREET, ARUNDEL, BN18 9AP

OFFERS IN EXCESS OF £1,100,000 FREEHOLD

- Well Presented Victorian Town House
- Located on Arundel's most Prestigious Street
- First time to market in over 30 years
- Spacious Kitchen/Dining Room with AGA & Larder
- Double aspect Drawing Room with Views
- Master Bedroom with Ensuite Bathroom
- 3 further Double Bedrooms
- Far Reaching Countryside Vistas & Pretty Town Views
- Large South Facing Garden

A well presented attached Victorian Town House located in a prestigious street in the heart of Old Arundel with shops and amenities only a short walk away. The property benefits from a large south facing mature garden. There are lovely views from all sides of the property.

The ground floor comprises a spacious entrance hall with original tiled floor, sitting room, study, and door to the cellar which is used for storage, and where one entire wall is fitted with wine racks.

The open plan kitchen/dining room is fitted with bespoke units, butlers sink, AGA and larder. Glazed doors open to a small courtyard and steps down to the garden. A small passageway leads to a cloakroom, an external door, and downstairs to the laundry room with original Victorian features. A door from here leads into the garden.

On the first floor there is a light filled drawing room with fireplace, shelving and storage, with fabulous views from the south facing window. Two double bedrooms both with storage, and a cloakroom complete the first floor.

On the second floor is the master bedroom with ensuite bathroom, ample storage and outstanding far reaching southerly views. The galleried landing gives access to the family bathroom and a further double bedroom with views towards the castle.

The south facing garden is enclosed by flint walls and has areas of mature plants, lawns, a stone patio close to the house, and a gravel area with pretty summerhouse to take advantage of the evening sun.









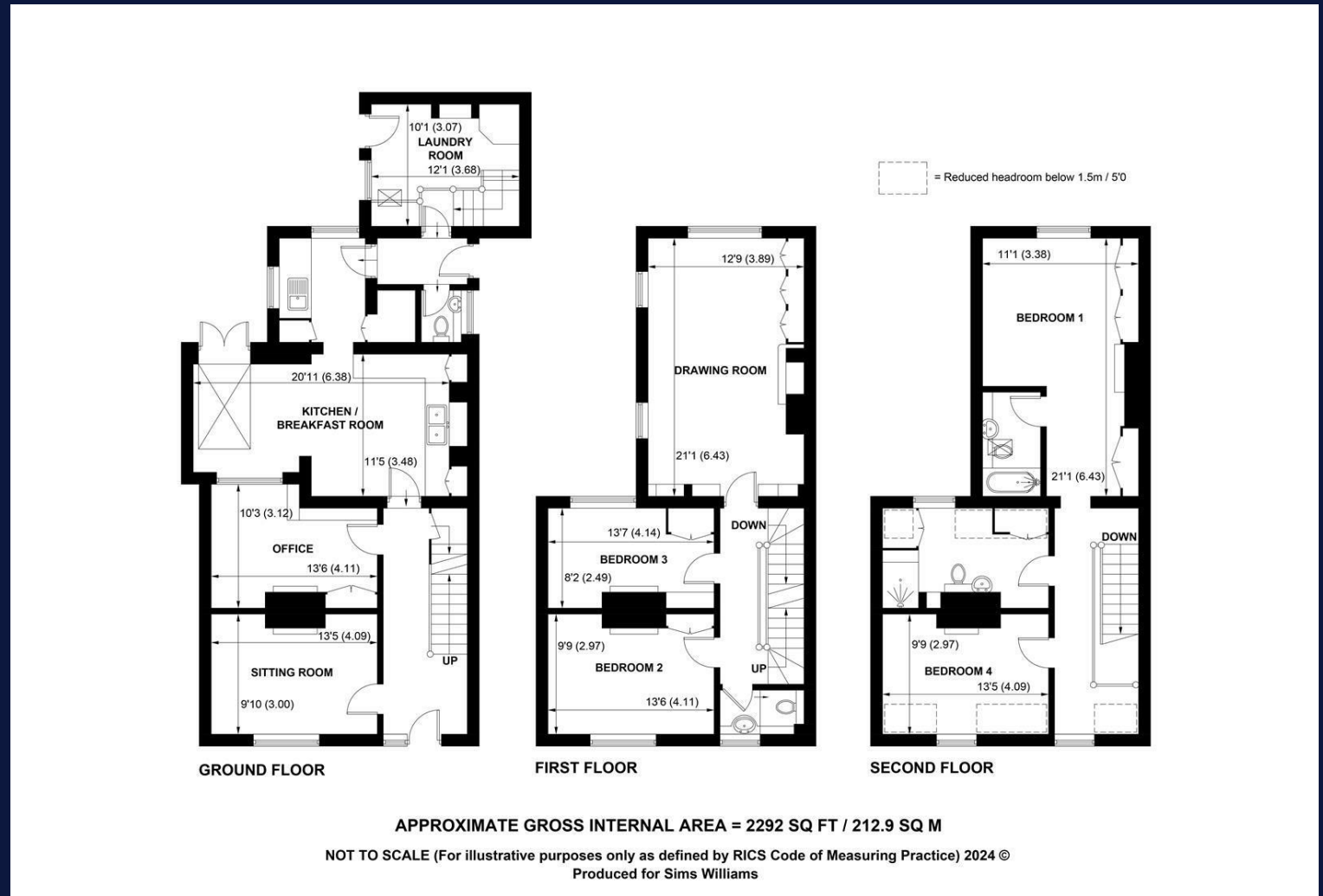




EPC Band - Current - E Potential - B

Council Tax Band G

Upon leaving our office at 8a High Street, proceed up the High Street bearing left onto Maltravers 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.

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