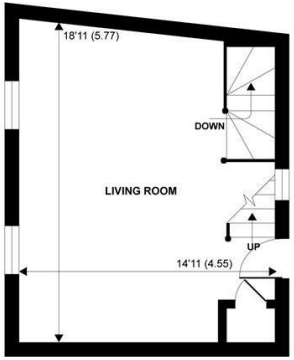
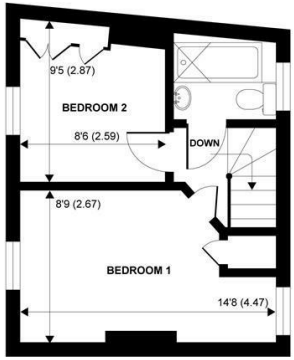
Sims Williams

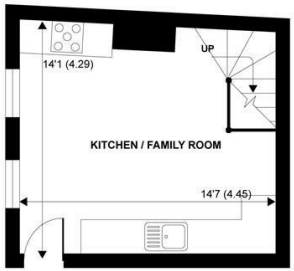
22 PARK PLACE, ARUNDEL, WEST SUSSEX, BN18 9BE



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 748 SQ FT 69.4 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017©

ARUNDEL OFFICE

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£395,000 Freehold

22, PARK PLACE,
ARUNDEL,
WEST SUSSEX, BN18 9BE

- Period Terraced Cottage
- Superb Kitchen/Breakfast Room
- Bright Dual-Aspect Living Room
- Two Double Bedrooms
- Feature Fireplaces with Wood Burners
- Delightful Secluded Garden
- Sought-After Location
- Views Across Paddocks

EPC RATING

Current = E
Potential = B

COUNCIL TAX BAND

Band = C

Situated in a quiet, secluded location just off Maltravers Street, the cottage is within easy walking distance to the facilities in Arundel including mainline train station with London & coastal services, and good road links to the surrounding areas.

The bright & stylish accommodation is arranged over three floors. On the ground floor is a welcoming kitchen/breakfast room featuring stone flooring, a wood burner and ample space for table & chairs. The kitchen is fitted with a range of units with wooden surfaces with an integrated dishwasher & butler sink, and space for further appliances.

On the first floor is a bright dual-aspect living room benefiting from high ceilings, wooden flooring & rural views. There is a further wood burner and a door giving access to the rear garden.

The two delightful double bedrooms are located on the second floor, with built-in wardrobes and one with a feature fireplace. The tiled bathroom is fitted with a white suite comprising bath with wall shower, hand wash basin & WC.

Outside, the attractive garden features a paved terrace area with steps up to a further secluded section which is mainly laid to lawn with a raised decked area and shed.

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, proceed into Arundel along Maltravers Street. Take the first turning on the left into Park Place where the property will be found on the right-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