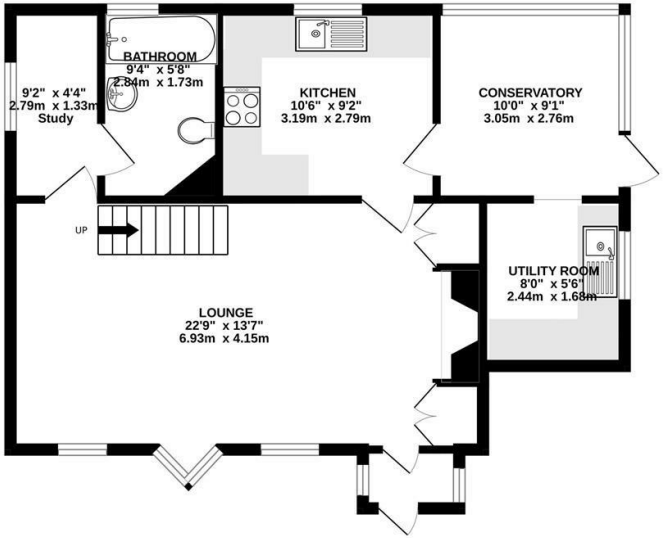
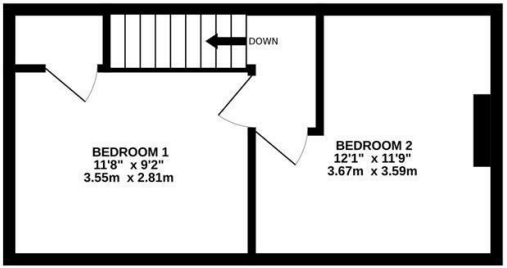
Sims Williams

YARMER COTTAGE, THE OLD TOLL HOUSE 193 ARUNDEL ROAD, POLING, ARUNDEL, BN18 9PY

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

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ARUNDEL OFFICE

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£400,000 Freehold

YARMER COTTAGE, THE OLD TOLL HOUSE, 193 ARUNDEL ROAD, POLING, ARUNDEL, BN18 9PY

- Detached Character Cottage
- Sitting Room with Fireplace
- Fitted Kitchen
- 2 Spacious Double Bedrooms
- Family Bathroom
- Study & Utility Room
- West Facing Secluded Garden
- Off Road Parking
- No Onward Chain

EPC RATING

Current = F
Potential = B

COUNCIL TAX BAND

Band = D

A charming detached 2 bedroom cottage with a large garden approximately a quarter of an acre. Situated on the outskirts of Poling village. A short drive from Arundel and other local shopping towns and direct access to countryside walks.

The entrance porch leads into a bright and light spacious sitting room with feature fireplace which is fitted with a log burner and fitted cupboard either side.

The kitchen has been fitted with a range of eye and base level units with integrated oven & hob, there is a separate utility room with space and plumbing for washing machine.

There is also a conservatory, study and family bathroom with white suite to the ground floor. The kitchen, conservatory, utility and bathroom all benefit from underfloor heating.

To the second floor there are 2 double bedrooms, the master benefitting from built in wardrobes.

The west facing garden is approximately 0.25 of an acre, with terraces and benefitting from mature shrubbery and trees providing generous amounts of privacy. There is off road parking to the front of the property.

Disclaimer

As the sellers 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

At The Causeway roundabout take the first exit onto The Causeway/A27 following this for 3.6 miles, at the Clapham interchange take the 4th exit then approaching the second roundabout take the 4th exit back onto the A27. Turn left onto The Vinery and then immediately turning right which is where the property can be found.

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