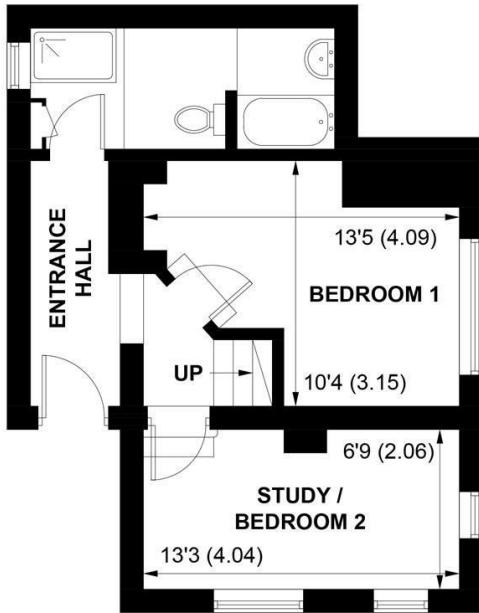




Sims Williams



UNICORN COTTAGE 39A HIGH STREET, ARUNDEL, WEST SUSSEX, BN18 9AG



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 682 SQ FT / 63.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©
Produced for Sims Williams

OIEO £400,000 Freehold

UNICORN COTTAGE, 39A HIGH STREET, ARUNDEL, WEST SUSSEX, BN18 9AG

- Grade II Listed Charming Cottage
- Located in the Centre of Arundel
- Charm & Character Throughout
- Fitted Kitchen
- Living Room with Vaulted Ceilings & Log Burner
- Two Bedrooms
- Modern Family Bathroom
- Raised Decked Terrace

Grade II Listed

COUNCIL TAX BAND

Band = B

Tucked away in the centre of the historic town of Arundel, this charming two-bedroom Grade II Listed cottage offers a unique blend of character and comfort. With period features throughout and a lovely terraced balcony, this home is ideal as a full-time residence, weekend escape, or holiday let.

The bright and spacious living area is located on the first floor, showcasing vaulted ceilings and a cosy log burner. A door opens out to a wonderful raised terrace, ideal for al fresco dining.

The kitchen is fitted with a range of classic cream-fronted units, offering ample workspace, room for appliances, and a dedicated dining area. Additional shelving provides extra storage and display space.

On the ground floor, the main double bedroom includes built-in storage, while the second bedroom benefits from a dual aspect, bringing in plenty of natural light. A modern family bathroom is fitted with a bath and overhead shower, wash basin, and WC.

Directions

From our office, head across the road towards Pizza Express. Walk down the small twitten where you will find Unicorn Cottage on the right hand side.

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.

