

24A MALTRAVERS STREET

ARUNDEL | BN18 9BU

Sims Williams

24A, MALTRAVERS STREET, ARUNDEL, BN18 9BU

GUIDE PRICE £650,000 LEASEHOLD - SHARE OF FREEHOLD

- Stunning Period Apartment
- Superb Far-Reaching Views
- High Ceilings Throughout
- Large Sitting/Dining Room
- Kitchen/Breakfast Room
- Principal Bedroom with Ensuite
- Two Further Substantial Bedrooms
- Elevated Private Walled Garden
- Share Of Freehold







An opportunity to purchase an exceptional period apartment occupying a highly sought-after elevated position with superb far-reaching views across Arundel towards the coast. This attractive first-floor property offers bright and spacious accommodation with high ceilings throughout, combining character features with flexible living space.

The accommodation comprises a generous sitting/dining room featuring a fireplace, built-in shelving and an impressive bay window enjoying stunning views. The adjacent kitchen/breakfast room overlooks the garden through sash windows and is fitted with a range of units, incorporating a built-in oven, grill and gas hob, with additional space for appliances and a breakfast table.

There are three double bedrooms, two of which are particularly spacious. One benefits from a beautiful bay window, original feature fireplace and spectacular elevated views, while another includes built-in wardrobes and an ensuite bathroom. A separate shower room is fitted with a shower cubicle, wash hand basin and WC.

Outside, steps lead up to a private raised garden, mainly laid to lawn and enclosed by attractive flint wall boundaries, with mature trees, shrubs and a summer house creating a peaceful outdoor space.

The property is situated in a highly desirable and convenient location, within easy reach of local shopping and leisure facilities. Arundel mainline station, providing London and coastal services, is within approximately one mile, while excellent road links via the A27 and A29 are also easily accessible.

Maintenance charges are approximately £250 per month.

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.






BISCUITS
BREAD
CHAMPAGNE
BOLLINGER









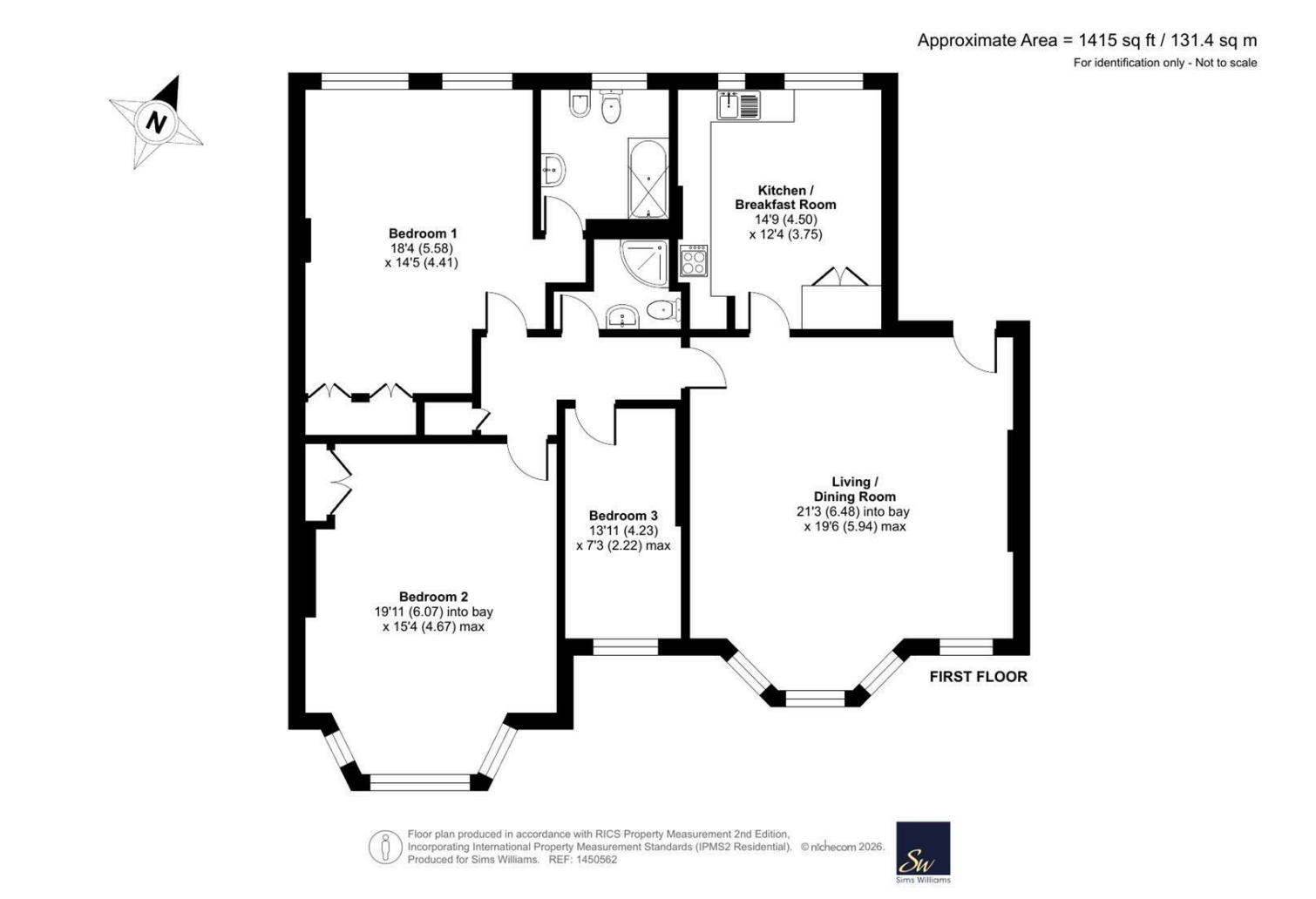




EPC Band - Current - C Potential - B

Council Tax Band D

From the roundabout on the junction of the A27 & the A284 head into Arundel along Maltravers Street. After a short distance, on the left-hand side, Maltravers Street becomes split level. The property will be found on the upper level.



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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