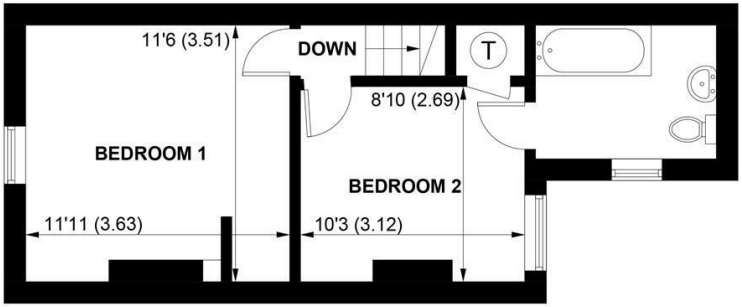
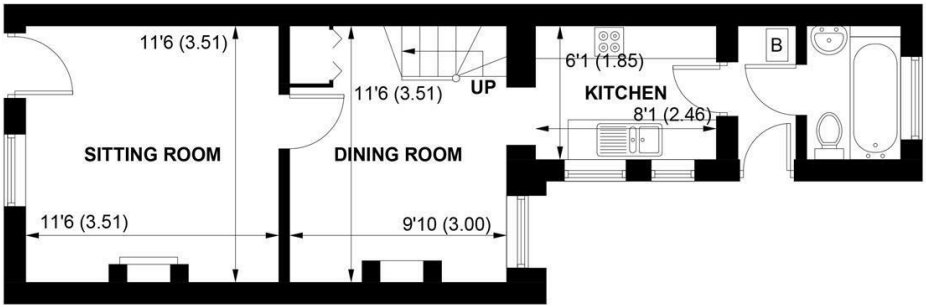
Sims Williams

17 ARUN STREET, ARUNDEL, WEST SUSSEX, BN18 9DL



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 681 SQ FT / 63.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

ARUNDEL OFFICE

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£325,000 Freehold

17, ARUN STREET, ARUNDEL, WEST SUSSEX, BN18 9DL

- Charming Character Cottage
- Refurbishment Opportunity
- Sitting Room with Open Fireplace
- Separate Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Two Fitted Bathrooms
- Courtyard Garden with Side Access
- Offered with No Onward Chain

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

A charming terraced cottage located in the heart of Arundel's historic old town, just a short walk from local shops, restaurants, and cafés. Arundel mainline railway station, with direct services to London, is also within easy reach.

On the ground floor, the property opens into a welcoming sitting room featuring a characterful open fireplace. A separate dining room enjoys its own feature fireplace, a built-in storage cupboard, and pleasant views of the courtyard garden.

The kitchen is fitted with a range of base units, providing ample space for appliances and additional storage. Adjoining the kitchen is a well-appointed family bathroom and access to the rear courtyard.

Upstairs, the main bedroom overlooks the garden and benefits from an en suite bathroom with bathtub, hand wash basin, and WC. A second double bedroom completes the first floor.

Outside, the rear courtyard offers a low-maintenance space perfect for al fresco dining and entertaining, complete with mature planting. This delightful cottage is offered with no onward chain.

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 bottom of the High Street proceed northwards, taking the first left into Tarrant Street then 2nd left into Arun Street and the property will be found on the left 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