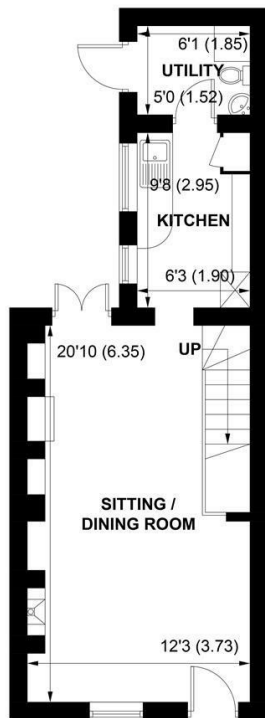
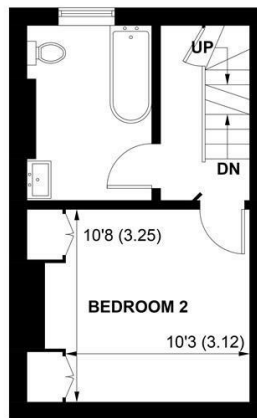




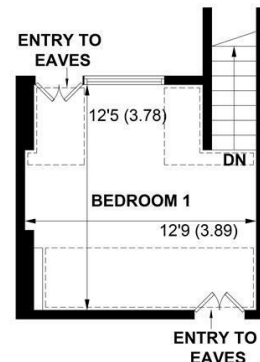
21 ORCHARD PLACE, ARUNDEL, WEST SUSSEX, BN18 9BP



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

 = REDUCED HEADROOM BELOW 1.5m / 5'0

**APPROXIMATE GROSS INTERNAL AREA = 786 SQ FT / 73.0 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

# **£450,000 Freehold**

**21, ORCHARD PLACE,  
ARUNDEL,  
WEST SUSSEX, BN18 9BP**

- An attractive Period Cottage
- Character Features
- Open Plan Sitting/Dining Room
- Fitted Kitchen
- Cloakroom/Utility Room
- Two Double Bedrooms
- Modern Fitted Bathroom
- Courtyard Patio Garden
- Located in Arundel Old Town

## **EPC RATING**

Current = C

Potential = B

## **COUNCIL TAX BAND**

Band = D

A delightful pretty period cottage situated in the town and within walking distance of all the local amenities that Arundel offers. The property has recently been refurbished.

The ground floor has stone flooring throughout. The accommodation comprises an open plan sitting/dining room with wood burner in the sitting room area. In the dining area there is a feature fireplace and double doors to the courtyard garden. There is a large cupboard under the stairs.

The fitted galley kitchen, with new oven and microwave, space for slimline dishwasher, two ring gas hob, fridge/freezer and a range of wall and base units. There is a downstairs cloakroom with space for a washing machine and tumble dryer with a door leading to a lovely courtyard with space for a table and chairs.

On the first floor there is a double bedroom with fitted wardrobes and a window overlooking the front of the property, a modern white bathroom suite with mixer hand shower attachment. There is a staircase

leading to the second floor to the main bedroom with painted wood flooring and a dormer window to the rear.

The property is offered with no onward chain.

## **Directions**

From our office at the bottom of the High Street take the second left into Maltravers Street. Proceed along Maltravers Street, take the second right turn into King Street and right into Orchard Place. The property will be found on the left 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.

**Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton**



