



# SHEPHERDS COTTAGE

POLING STREET | ARUNDEL | BN18 9PU





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POLING STREET, ARUNDEL, BN18 9PU

GUIDE PRICE £600,000 FREEHOLD

- Charming Semi Detached Cottage
- Recently Refurbished Throughout to a High Standard
- Dining Room with Vaulted Ceilings & Bi-Fold Doors
- Living Room with Newly Fitted Log Burner
- Two Generous Double Bedrooms
- Modern Separate Shower Room
- Further Single Bedroom/Office
- Mature Private Garden
- Driveway Parking & Garage

A particularly charming Grade II listed character cottage, beautifully positioned in a delightful semi-rural setting east of Arundel with Arundel Train Station and excellent transport links to the A27 and A24. The property has been sympathetically extended and carefully modernised throughout, striking a fine balance between contemporary comfort and retained period features.

The ground floor offers a welcoming entrance hall leading into a cosy snug, complemented by a separate cloakroom with WC, wash basin and separate utility area with plumbing for a washing machine.

The recently fitted kitchen is well appointed with a range of units, a range cooker, space for appliances and a useful larder cupboard, and flows naturally into a stunning dining room with vaulted ceilings, exposed beams and bi-fold doors opening directly onto the garden, an ideal space for both everyday living and entertaining.

The dual-aspect sitting room is a real focal point of the home, featuring an impressive inglenook fireplace with a newly installed wood-burning stove and stairs rising to the first floor.

Upstairs, there are two generous double bedrooms along with a third single bedroom, well suited as a study or nursery. A newly fitted shower room completes the first-floor accommodation, comprising a shower, WC and wash basin.

Outside, the cottage enjoys a delightful south-facing garden with a paved terrace and lawn, providing a peaceful space to relax. Side and rear access lead to a large garage at the rear, with driveway parking for two cars in front.





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Grade II Listed

Council Tax Band D

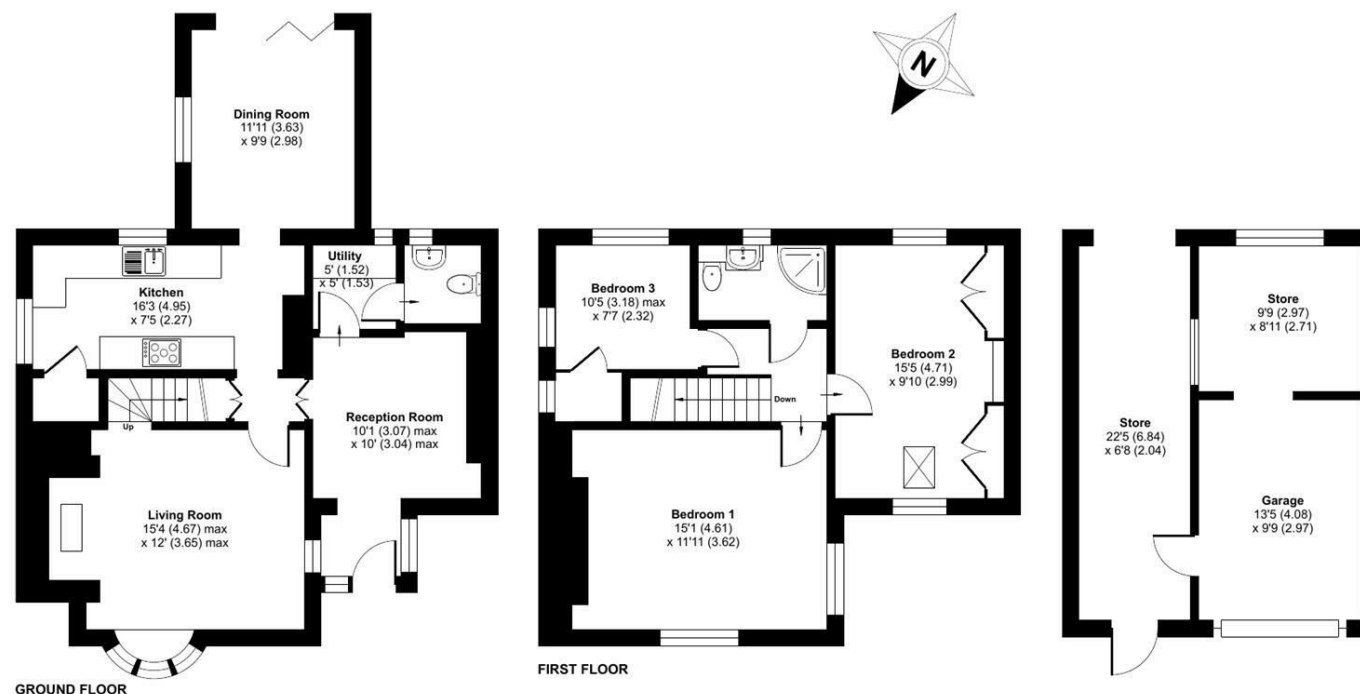
From Arundel continue Eastbound along the A27. Take the exit on the right hand side, signposted Poling. Follow the country lane until you pass the local church on the left hand side. Shepherds Cottage can be found on the left hand side shortly after passing the church.

Approximate Area = 1192 sq ft / 110.7 sq m

Garage = 380 sq ft / 35.3 sq m

Total = 1572 sq ft / 146 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sims Williams. REF: 1405323



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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