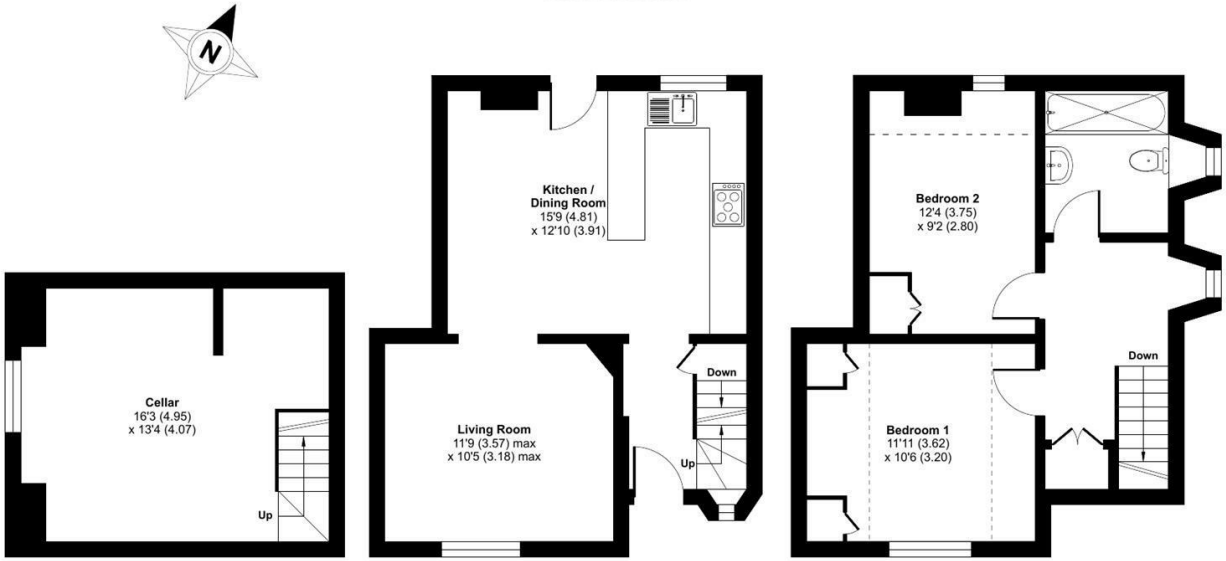
Sims Williams

8, MOUNT PLEASANT, ARUNDEL, WEST SUSSEX, BN18 9BD

Approximate Area = 920 sq ft / 85.4 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Total = 999 sq ft / 92.7 sq m
For identification only - Not to scale

Denotes restricted head height




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1318588

Sims Williams

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# £575,000 Freehold

8, MOUNT PLEASANT,
ARUNDEL,
WEST SUSSEX, BN18 9BD

- Charming Semi Detached Cottage
- Central Arundel Position
- Bespoke Fitted Kitchen/Dining Room
- Living Room with Garden Views
- Two Double Bedrooms
- Modern Family Bathroom
- Far Reaching Countryside Views
- West Facing Mature Gardens
- Off Road Parking & EV Charging Point

## EPC RATING

Current = D
Potential = B

## COUNCIL TAX BAND

Band = D

An opportunity to purchase a well-presented semi-detached cottage, set in an elevated and highly sought-after location in the heart of historic Arundel. With local shops, cafés, pubs, and restaurants just a short walk away, the property enjoys both charm and convenience.

The cottage offers a wonderful blend of character and contemporary living throughout. Upon entering, you are welcomed into a hallway which leads through to a spacious open-plan kitchen and dining room. There is a useful under stairs cupboard providing additional storage.

The bespoke kitchen is fitted with a range of base and eye level units, along with integrated appliances including a fridge/freezer, dishwasher, gas hob, and oven. The dining area benefits from direct access to the garden and features an attractive exposed brick chimney breast with potential for log burner.

From the kitchen/dining area, a doorway leads into the sitting room which includes a characterful chimney breast - creating an ideal space for relaxed evenings. The room is bright and inviting, offering a homely feel throughout. A few steps down lead to a small cellar with a window, offering excellent storage.

Upstairs, there are two generously sized double bedrooms, both with fitted wardrobes. The modern natural stone tiled family bathroom is fitted with a shower over bath, hand basin, and WC.

Outside, the west-facing garden is beautifully landscaped, mainly laid to lawn with established borders and a terrace area - perfect for outdoor entertaining. The property also benefits from off-road parking at the front with an EV Charging point.

### Directions

From the top of Arundel High Street, continue Northwards along London Road, take the 3rd left into Mount Pleasant and the property can be found 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.

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