Sims Williams



QUAKER COTTAGE, ARUN STREET, ARUNDEL, WEST SUSSEX, BN18 9DL





APPROXIMATE GROSS INTERNAL AREA = 672 SQ FT / 62.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
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£400,000 Freehold

QUAKER COTTAGE, ARUN STREET,
ARUNDEL,
WEST SUSSEX, BN18 9DL

- Charming Terraced Cottage
- Central Arundel Location
- Open Plan Kitchen/Diner/Family Room
- 3 Bedrooms
- Modern Fitted Shower Room
- Further Family Bathroom
- Castle & Cathedral Views
- Secluded Mature Garden
- No Onward Chain

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

A mid terraced period cottage situated in a convenient location, a few yards from the facilities in Arundel, with good road links to the surrounding areas whilst Arundel mainline train station is about a mile away.

The ground floor comprises an open plan living/kitchen is dual aspect, has wooden flooring throughout and a useful under the stairs cupboard. The kitchen/breakfast room has been fitted with a range of base and eye level units with integrated oven & hob with space for washing machine and dishwasher.

The first floor offers two double bedrooms and a modern shower room comprising walk in shower, hand wash basin and WC.

The second floor presents a further bedroom with a fitted storage cupboard and views to Arundel Castle. There is also a further family bathroom.

Outside, there is a fabulous walled garden which is mainly laid to lawn with patio area, mature shrubbery and garden store shed. The property 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 the 2nd left into Arun Street and the property can be found on the left hand side.

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.











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