

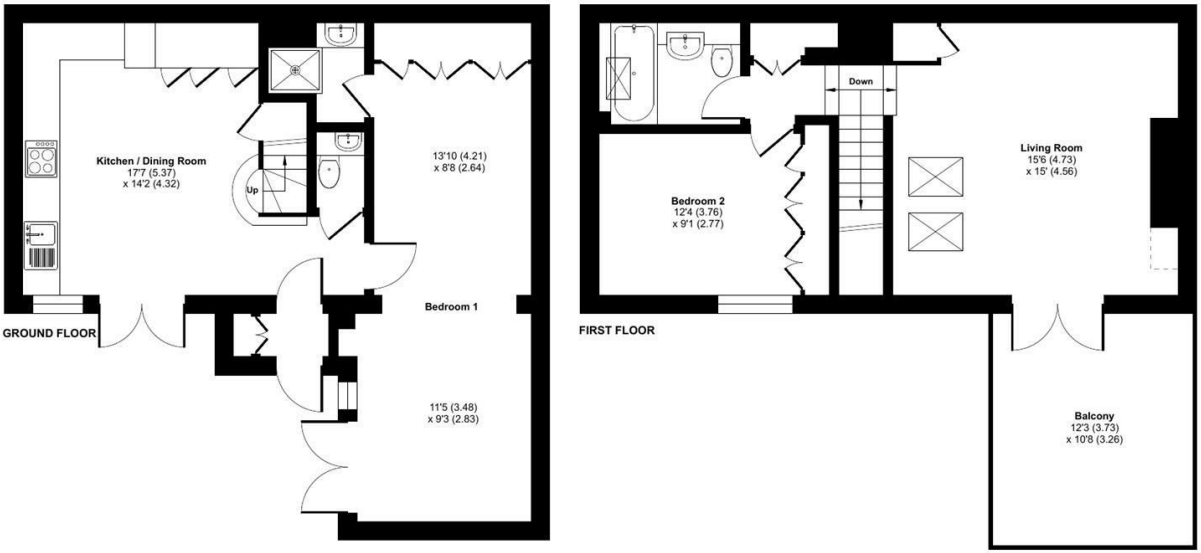
Sims Williams

THE OLD STABLES, KINGS ARMS HILL, ARUNDEL, WEST SUSSEX, BN18 9BT



Approximate Area = 971 sq ft / 90.2 sq m
Limited Use Area(s) = 4 sq ft / 0.3 sq m
Total = 975 sq ft / 90.5 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 2026. Produced for Sims Williams. REF: 1499440

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£575,000 Freehold

THE OLD STABLES, KINGS ARMS HILL,
ARUNDEL,
WEST SUSSEX, BN18 9BT

- Grade II Listed Period Cottage
- Arundel Town Centre Location
- Striking First Floor Sitting Room with Vaulted Ceiling & Fireplace
- Well-appointed Kitchen/Dining Room With Doors To Courtyard Garden
- Principal Bedroom with Ensuite Shower Room
- Further Double Bedroom
- Fully Fitted Family Bathroom
- Raised Outside Terrace Balcony
- Offered with No Onward Chain

GRADE II LISTED

COUNCIL TAX BAND

Band = D

Occupying a prime position on the highly sought-after Kings Arms Hill, this charming Grade II listed cottage seamlessly combines period character with thoughtfully considered modern improvements. Located in the heart of historic Arundel, the property is just moments from the town's independent shops, cafés, restaurants and Arundel Castle.

The accommodation is both versatile and beautifully presented. A well-appointed kitchen/dining room with integrated appliances, space for dishwasher and generous amounts of storage, leads through to an impressive generous ground floor bedroom with fitted cupboards, an en-suite shower room and double doors opening onto the courtyard. A separate cloakroom completes the ground floor.

Upstairs, a striking vaulted sitting room with a working fireplace opens onto a superb roof terrace, recently enhanced with solid wood decking and integrated lighting. There is also a double bedroom with fitted cupboards and Juliet-style stable windows, together with a well-appointed family bathroom.

This exceptional cottage offers the perfect balance of historic charm and contemporary comfort in one of Arundel's most desirable town centre locations. The property is offered with no onward chain.

Directions

From our office at 8a High Street, proceed northwards up the High Street and take the first turning left into Tarrant Street. Kings Arms Hill is the 2nd turning on the right and the property can be found half way up 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.

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