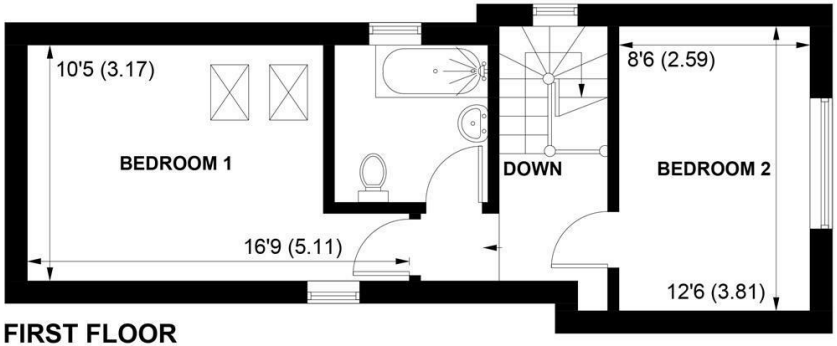
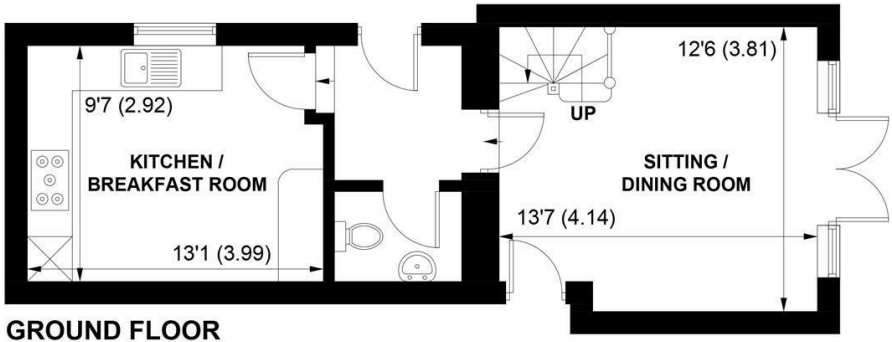
Sims Williams

CAUSEWAY VILLAS REAR COTTAGE, 2A THE CAUSEWAY, ARUNDEL, BN18 9JL




FIRST FLOOR




GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 766 SQ FT / 71.2 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**
**Produced for Sims Williams**

**ARUNDEL OFFICE**

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelsales@simswilliams.co.uk
simswilliams.co.uk

# £299,950 Freehold

## CAUSEWAY VILLAS REAR COTTAGE, 2A, THE CAUSEWAY, ARUNDEL,

- Two Bedroom Cottage
- Fitted Kitchen/Breakfast Room
- Sitting Room with Double Doors
- Two Double Bedrooms
- Family Bathroom
- Recently Decorated Throughout
- Allocated Parking Space
- Rear Private Garden
- No Onward Chain

## EPC RATING

Current = D
Potential = B

## COUNCIL TAX BAND

Band = C

An opportunity to purchase a well presented and recently decorated two-bedroom cottage, ideally situated on the outskirts of Arundel. The property is within easy walking distance of Arundel's historic town centre and just a short walk from Arundel mainline train station, offering direct links to London.

Upon entering, you are welcomed into a bright sitting room featuring double doors that open onto the west-facing garden, as well as stairs leading to the first floor. Adjacent to the sitting room is a modern fitted kitchen equipped with integrated appliances, including dual ovens, gas hob, dishwasher, fridge, and freezer. The ground floor also benefits from a cloakroom and a convenient side door providing access to the garden.

Upstairs, there are two double bedrooms, one with vaulted ceilings and the other enjoying pleasant garden views. The family bathroom includes a shower over the bath, hand wash basin, and WC.

Outside, the west-facing garden is mainly laid to lawn with a terrace and attractive plant borders, offering an ideal space for outdoor entertaining. The property also benefits from allocated parking in the communal car park.

This delightful cottage is offered with no onward chain and would make a perfect home or investment in a sought-after location.

### Directions

Upon leaving Arundel, towards Worthing along the A27 just before the Arundel train Station the property will 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