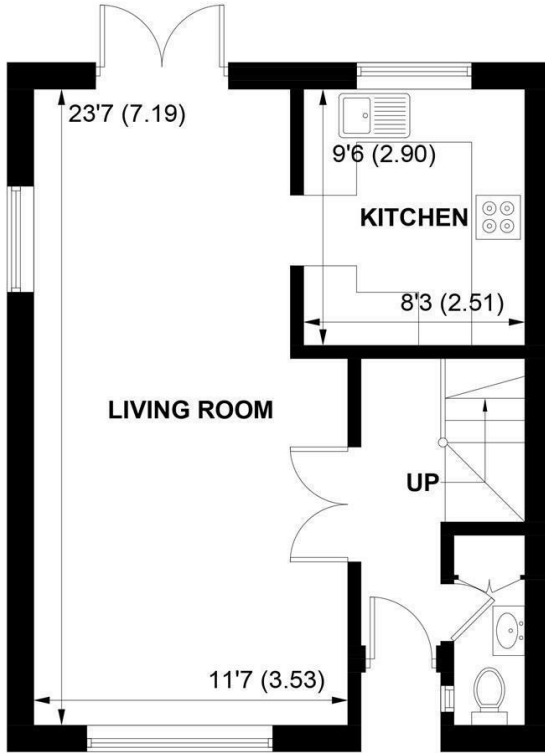




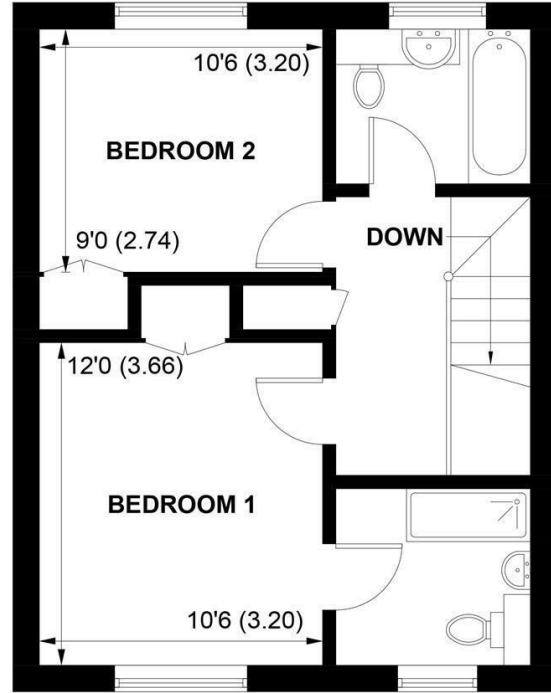
Sims Williams



5 ST MARYS GATE MEWS, LONDON ROAD, ARUNDEL, WEST SUSSEX, BN18 9LB



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 852 SQ FT / 79.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

£485,000 Freehold

5 ST MARYS GATE MEWS, LONDON ROAD, ARUNDEL, WEST SUSSEX, BN18 9LB

- End Of Terrace Cottage
- Sought After Location
- Cathedral Views
- Open Plan Triple Aspect Living Room
- Two Double Bedrooms
- Bathroom & Ensuite Shower Room
- Ground Floor Cloakroom
- Private Garden
- Car Port

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = E

A Charming end of terrace house situated in the heart of Arundel. The property boasts views of the cathedral, off road parking and 2 double bedrooms.

In walking distance of Arundel town, with local amenities including shops, restaurants and mainline train station servicing to London Victoria and Coastal routes.

On the ground floor the hallway and into the light and bright triple aspect living room along with fitted cloakroom and a good sized recently modernised kitchen with integrated appliances, space for fridge and eaves storage.

On the first floor are two double bedrooms, both benefitting from fitted wardrobes. A modernised family bathroom and ensuite shower room.

Outside is a charming garden that wraps around the front and side of the property, being mainly laid to lawn. With off road parking.

Directions

Upon leaving our office at 8a High Street, proceed up the High Street, continue northwards along London Road. Parking is found on the left just after St Marys Gate.

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.

