



# THE BUTLERS COTTAGE

34 MALTRAVERS STREET | ARUNDEL | BN18 9BU

*SW*

Sims Williams

# THE BUTLERS COTTAGE

34 MALTRAVERS STREET, ARUNDEL, BN18 9BU

£800,000 FREEHOLD

- Arundel's Most Prestigious Location
- Elevated & Set Back From The Road,
- Kitchen/Breakfast Room
- Double Aspect Sitting Room
- Two Double Bedrooms
- Large Family Bathroom
- Courtyard & Substantial Walled Garden
- Cathedral Views
- Private Twitten
- No Onward Chain

An opportunity to purchase character property on Arundel's most prestigious location of The Parade, Maltravers Street. This fabulous property has potential to add value and is in the heart of the Old Town, within walking distance of local amenities. The property benefits from an open plan living and dining room with fireplace & double doors to the courtyard & walled garden. There are 2 double bedrooms, spacious family bathroom, basement room, utility outbuilding and rear private twitten access

The accommodation compromises a welcoming hall with an under stairs cupboard, leading into the light and spacious living/dining room with access down to the cellar, an open fireplace and double doors leading out to the garden courtyard.

The kitchen/breakfast room has space for a cooker and is fitted with a butlers sink. There is space for table and chairs with access door to the courtyard & Garden. There is also a utility outbuilding and gated private twitten for rear access.

On the first floor are two good sized double bedrooms, both benefitting from built in wardrobes and original feature fireplaces. The large family bathroom is fitted with a walk in shower, bath, hand wash basin, W.C and feature fireplace.

A walled courtyard with outbuilding plumbed for utilities, and a spiral staircase leading to a substantial raised walled garden with fabulous views, benefiting from lawn and decking areas, shed and summer house.



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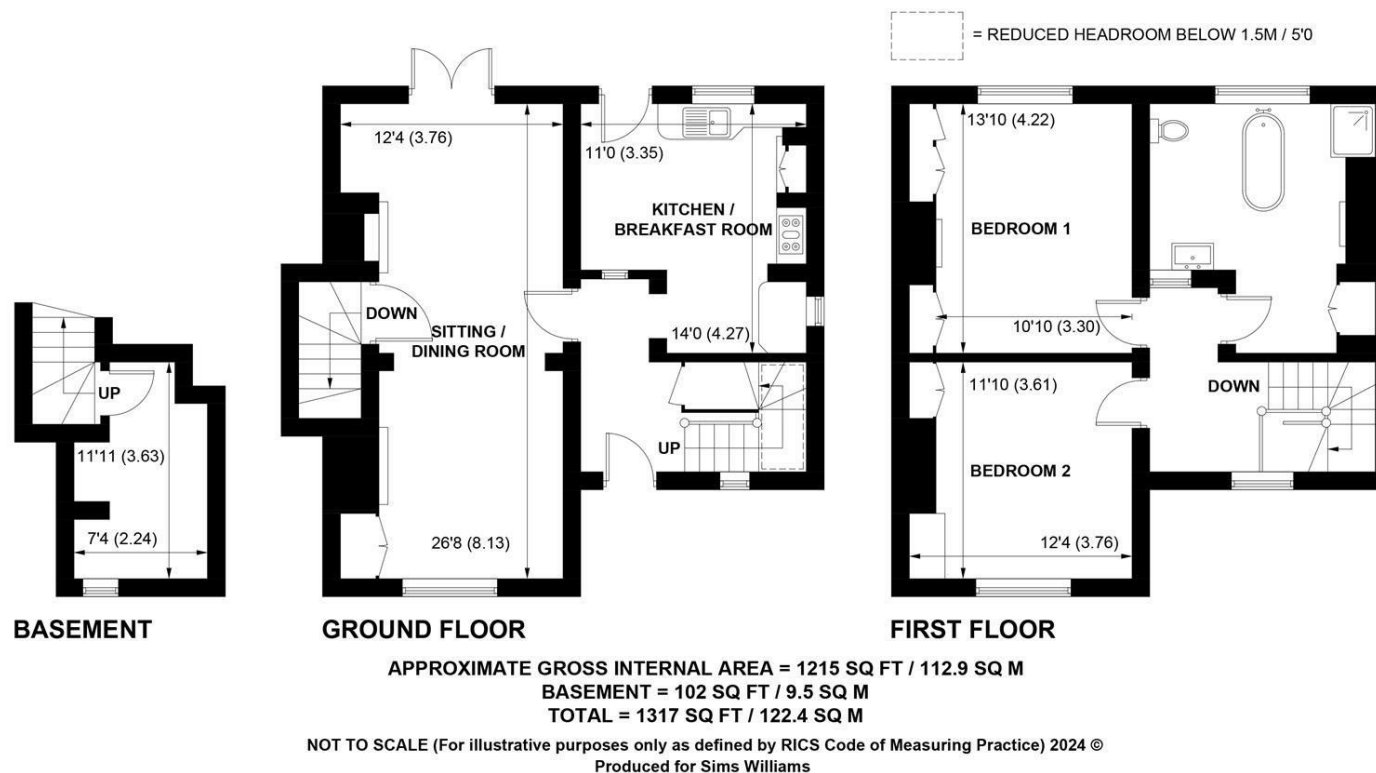
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EPC Band - Current - F Potential - C

Council Tax Band E

From the roundabout on the junction of the A27 & the A284 head into Arundel along Maltravers Street and the property will be found on the upper level on the right hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

8a High Street  
Arundel, BN18 9AB

01903 885678  
WWW.SIMSWILLIAMS.CO.UK