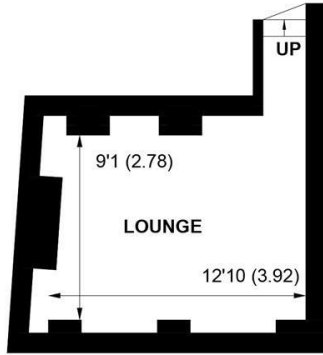


SW

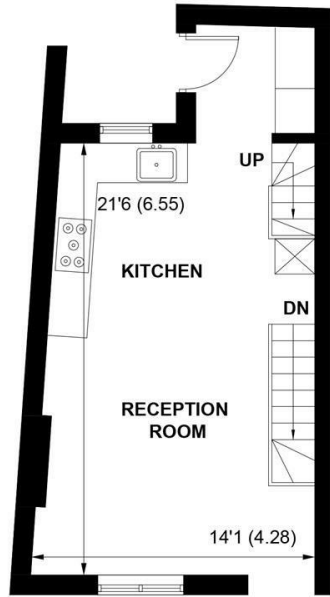
Sims Williams



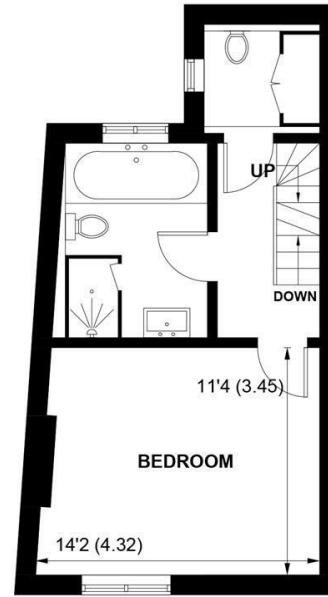
1 ORCHARD PLACE, ARUNDEL, WEST SUSSEX, BN18 9BP



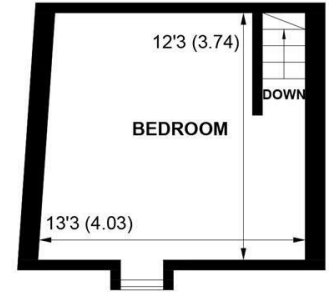
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 953 SQ FT / 88.5 SQ M

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

OIEO £450,000 Freehold

1, ORCHARD PLACE,
ARUNDEL,
WEST SUSSEX, BN18 9BP

- Charming Character Cottage
- Modern Fitted Open Kitchen
- Two Reception Rooms
- Separate Utility Room with W.C.
- Two Double Bedrooms
- Spacious Family Bathroom
- Courtyard
- Countryside Views
- No Onward Chain

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = D

A beautifully presented end of terrace 2 bedroom cottage with wonderful views over Arundel town and of the Cathedral. The property is arranged over three floors and benefits from a quaint courtyard garden.

The front door opens into a open plan kitchen/dining/family room, with wooden flooring throughout and feature fireplace. There are stairs leading down to a lower ground where there is a snug/sitting room.

The kitchen is fitted with a range of grey units with a quartz worktop, it has been integrated with a gas oven and hob, dishwasher, fridge and Lacanche Range Cooker. To the back of the kitchen is a utility room with separate W.C this leads to an enclosed courtyard.

On the first floor is a double bedroom with fitted wardrobes and feature fireplace. The spacious modern family bathroom has been fitted with a bath, walk in shower, wash basin & W.C. There is a separate cloakroom located on this floor.

On the second floor there is a further double bedroom with views across Arundel.

Outside is a small paved courtyard with a side gate that has access onto King Street.

Directions

From the office at the bottom of the high street take the second left onto Maltravers Street. Proceed along Maltravers Street, take the second right up King Street and a further right into Orchard Place. The property will be found on the corner.

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.

