

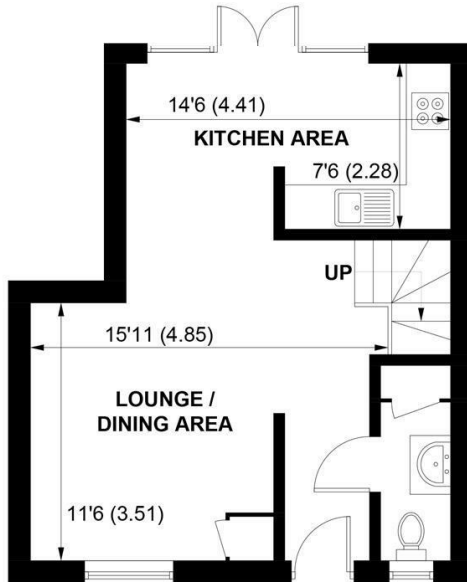
SW

Sims Williams

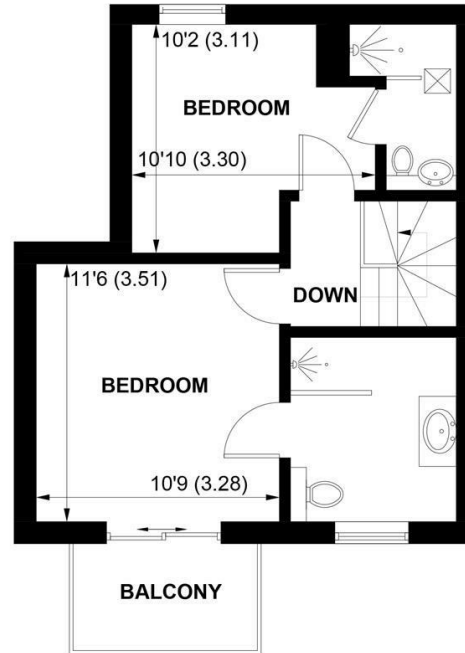


MALTHOUSE COTTAGE, BREWERY HILL, ARUNDEL, BN18 9DQ





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 746 SQ FT / 69.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

OIEO £600,000 Freehold

MALTHOUSE COTTAGE, BREWERY HILL,
ARUNDEL,
, BN18 9DQ

- Unique Detached House
- Double Aspect Living/Dining Room
- Modern Fitted Kitchen
- 2 Double Bedrooms with Ensuite
- Town Centre Location
- Balcony with Town Views
- Outside Courtyard
- Off Road Parking
- No Onward Chain

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

A unique detached house located in Arundel town centre which has been refurbished throughout to a very high standard offering immaculately presented accommodation with added benefit of off road parking.

Situated in the heart of Arundel just off Tarrant Street being easily accessible to all local facilities including shops, restaurants and Arundel mainline train station being less than a mile away.

The ground floor comprises an spacious welcoming hall with cloakroom that has plumbing for washing machine and a separate storage cupboard. This opens into an elegant dual - aspect sitting/dining room which features wooden flooring throughout, there are bi-fold doors to the bijou, walled terrace letting in generous amounts of light.

The modern kitchen is fitted with a range of grey base and wall units, AEG double oven and grill, four ring induction hob, integrated slim-line drinks fridge, integrated fridge, integrated slim-line dishwasher and a cream marble effect worktop. There is ample of storage space.

On the first floor is the impressive principal bedroom with a newly fitted ensuite shower room and benefits from a balcony with fantastic rooftop views over Arundel. The second bedroom also enjoys a newly fitted modern shower room.

Directions

From our office in Arundel, head up the hill and turn left into Tarrant Street, then turn left after the opticians into Brewery Hill and Malthouse Cottage can 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.



