

SW


Sims Williams

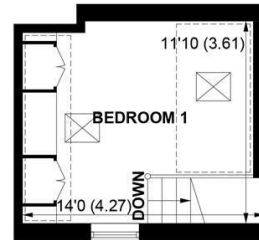
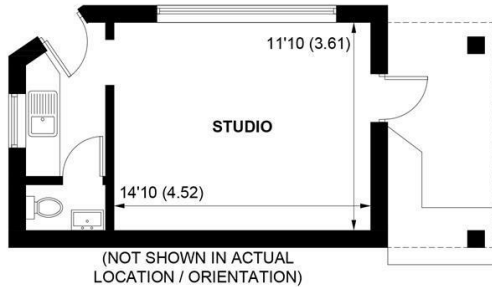


68, FITZALAN ROAD, ARUNDEL, WEST SUSSEX, BN18 9JY



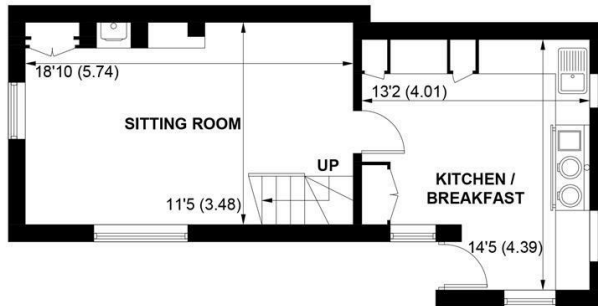


 = Reduced headroom below 1.5m / 5'0"

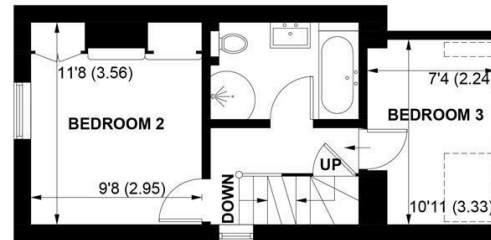


SECOND FLOOR

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 853 SQ FT / 79.3 SQ M

OUTBUILDINGS = 254 SQ FT / 23.6 SQ M

TOTAL = 1107 SQ FT / 102.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©

Produced for Sims Williams

£495,000 OIEO

68, FITZALAN ROAD,
ARUNDEL,
WEST SUSSEX, BN18 9JY

- End Of Terrace Cottage
- Double Aspect Living Room
- Stylish Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Feature Fireplace
- Wonderful Countryside Views
- Secluded Rear Garden With Studio
- Potential For Off Road Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

A well presented end of terrace, 3 bedroom Character Cottage, within walking distance into Arundel town centre. Benefitting from a delightful enclosed garden with outside studio.

The stylish cottage is arranged over three floors, entering through the kitchen/living room with integrated appliances such as AGA oven, butlers sink and eaves storage, through to the dual aspect living room with generous amounts of light, feature fireplace and beautiful views.

On the first floor there are two bedrooms, the double bedroom which benefits from wonderful paddock views and fitted shelving and a further single bedroom. The stylish family bathroom is fitted with a shower, bath and eaves storage. On the second floor there is the master suite, with wonderful countryside views and space for fitted wardrobes.

Outside is a charming enclosed garden and terraced space ideal for outdoor dining and entertainment. The garden studio offers an additional working/living space, which is fitted with utility area and W.C.

Disclaimer

As the sellers 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.

Directions

From our office head straight over the roundabout and turn right into Queens Lane. Follow the road round onto Fitzalan Road and the property can be found at the end of the road on the right hand side.



