



11 KING STREET

| ARUNDEL | BN18 9BJ

SW
Sims Williams

11 KING STREET

, ARUNDEL, BN18 9BJ

PRICE GUIDE £795,000 FREEHOLD

- Neil Holland Designed Townhouse
- Dual-Aspect Kitchen/Dining Room
- Sitting Room with Open Fire
- Large West Facing Balcony
- Master Bedroom with Ensuite Bath Room
- 2 Further Spacious Double Bedrooms
- Shared Gated Driveway & Garage
- South West Courtyard Garden
- Far Reaching Countryside Views

A semi-detached Neil Holland designed townhouse in sought after location within the Arundel Old Town. The property features immaculately presented accommodation comprising three bedrooms, balcony, courtyard garden & secured gated driveway with double garage.

On the ground floor the entrance hall opens into a dual aspect kitchen/dining room which has been fitted with a range of eye and base level units and integrated appliances including oven, Neff induction hob and fridge/freezer. There is an under stairs cupboard with further storage and access to the secure gated driveway and courtyard garden.

On the first floor is a bright and spacious sitting room featuring an open fire, fitted shelving and double doors opening to a west facing balcony which enjoys views over the town toward the surrounding countryside. There is a utility room overlooking the rear, a double bedroom and fitted shower room.

The second floor comprises a further 2 double bedrooms, the master enjoying fitted wardrobes and a ensuite bathroom.

Outside is a walled courtyard with an area for plants & shrubs with space for table & chairs. There is a shared secured gated driveway with a double garage.



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EPC Band - Current - D Potential - C

Council Tax Band F

From the Arundel office head up the High Street, take the second left down Maltravers Street. Proceed along Maltravers Street and take a second right into King Street, the property will be found on the left 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.

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