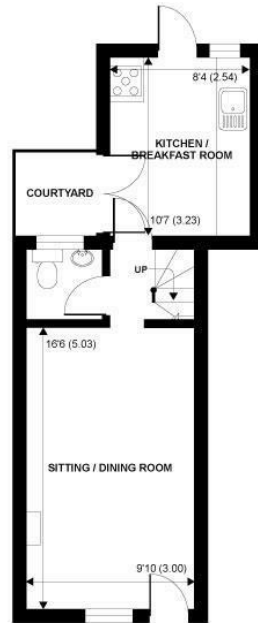


The logo consists of the letters 'SW' in a white, elegant, cursive script font, set against a dark blue square background.

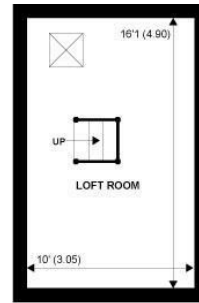
Sims Williams



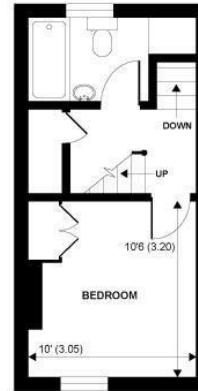
CHANDELIER COTTAGE, 5 ARUN STREET, ARUNDEL, WEST SUSSEX, BN18 9DL



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 684 SQ FT 63.5 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2013®

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelscales@simswilliams.co.uk
simswilliams.co.uk

Price Guide £400,000

Freehold

CHANDELIER COTTAGE,
5, ARUN STREET, ARUNDEL,
WEST SUSSEX, BN18 9DL

- Character Cottage
- Sitting/Dining Room with Wood Burner
- Bespoke Kitchen
- Master Bedroom with Wardrobe
- Spacious Loft Room
- Family Bathroom
- Ground Floor Cloakroom
- Garden with Side Access
- No Onward Chain

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = C

Situated in the heart of Arundel's old historic town and with easy access to all local shopping, hotel, office and restaurant facilities. Arundel mainline railway station with its London service is also within reach.

On the ground floor the property consists of a slate-tiled entrance to a sitting room and dining area with beautiful wooden flooring and stylish wall covering. In addition there is a charming reclaimed-brick fireplace with a feature cast iron woodburner.

The stylish and bespoke kitchen has a tiled floor and individual antique style fitted base and eye level cupboards and plate racks, wooden work surfaces with ceramic sink, washing machine, fridge, dishwasher and a range style cooker. There are double doors to a small integral courtyard to the side of the property and a stable door to the rear garden.

There is also a ground floor cloakroom with WC and washbasin and an enclosed storage cupboard under the stairs.

On the first floor, the master bedroom is a double room with built in wardrobes. The bathroom has a white suite comprising roll top bath with shower above, washbasin and w.c. and there is a storage area in the bathroom and a further storage area on the landing.

On the top floor, the spacious loft room provides additional space with Velux window offering views towards Arundel Castle.

Outside the attractive rear garden is well stocked and enjoys a seating area, storage sheds and the garden benefits from rear pedestrian access.

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.

Directions

From the bottom of the High Street proceed northwards, taking the first left into Tarrant Street then 2nd left into Arun Street and the property will be found on the left hand side.

