

SW

Sims Williams

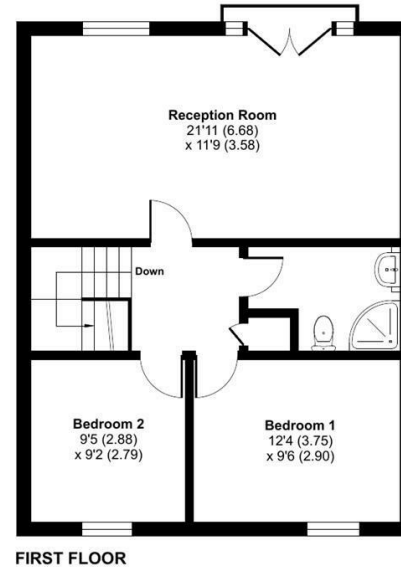
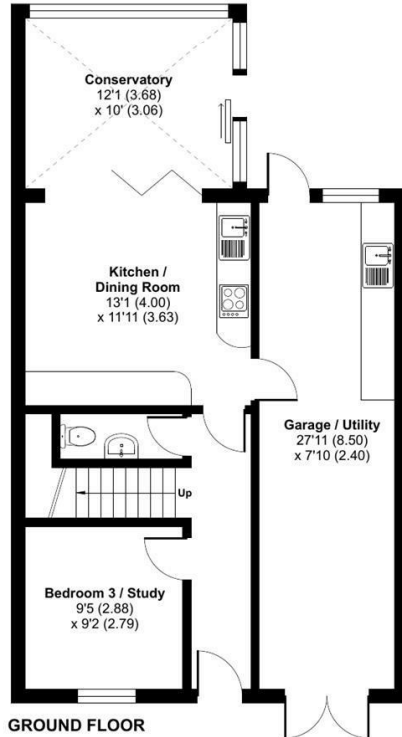


1A, SCHOOL LANE, ARUNDEL, WEST SUSSEX, BN18 9DR





Approximate Area = 1111 sq ft / 103.2 sq m  
Garage = 223 sq ft / 20.7 sq m  
Total = 1334 sq ft / 123.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sims Williams. REF: 1201038



**ARUNDEL OFFICE**

8a High Street  
Arundel  
BN18 9AB

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

# £625,000 Freehold

1A, SCHOOL LANE,  
ARUNDEL, WEST SUSSEX, BN18 9DR

- Semi Detached Cottage
- Double Aspect Living Room
- Kitchen/Breakfast Room with Bi-folds
- Conservatory
- 3 Bedrooms
- Versatile Accommodation
- Secluded Mature Garden
- Integral Garage
- No Onward Chain

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

A charming 3 bedroom cottage in the heart of Arundel's historic town centre with local shops, pubs and restaurants only a short walk away.

Upon entry the entrance hall leads through to the kitchen/breakfast room which is fitted with a range of cream fronted base and eye level units with integrated appliances including washing machine, oven and electric hob. There are bifold doors which open into the conservatory.

There is direct access into the tandem garage which is currently being used as a utility room to the rear, with direct access out to the rear garden and doors to the front.

There is also a study/bedroom 3 and a W.C. on the ground floor.

Located on the first floor is a spacious, light and bright, reception room which has a Juliet balcony with views over the garden. There are a further two bedrooms and a separate family shower room comprising a walk in shower, wash basin and WC.

Outside there is a private secluded garden with various terraces over three tiers comprising of mature shrubs and trees with space for outdoor table and chairs. The property is offered with no onward chain.

## 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 our office head up the High Street and take the first turning into Tarrant Street and follow to the end taking the right hand turn into School Lane and the property can be found on the right hand side towards the end of the Street.







