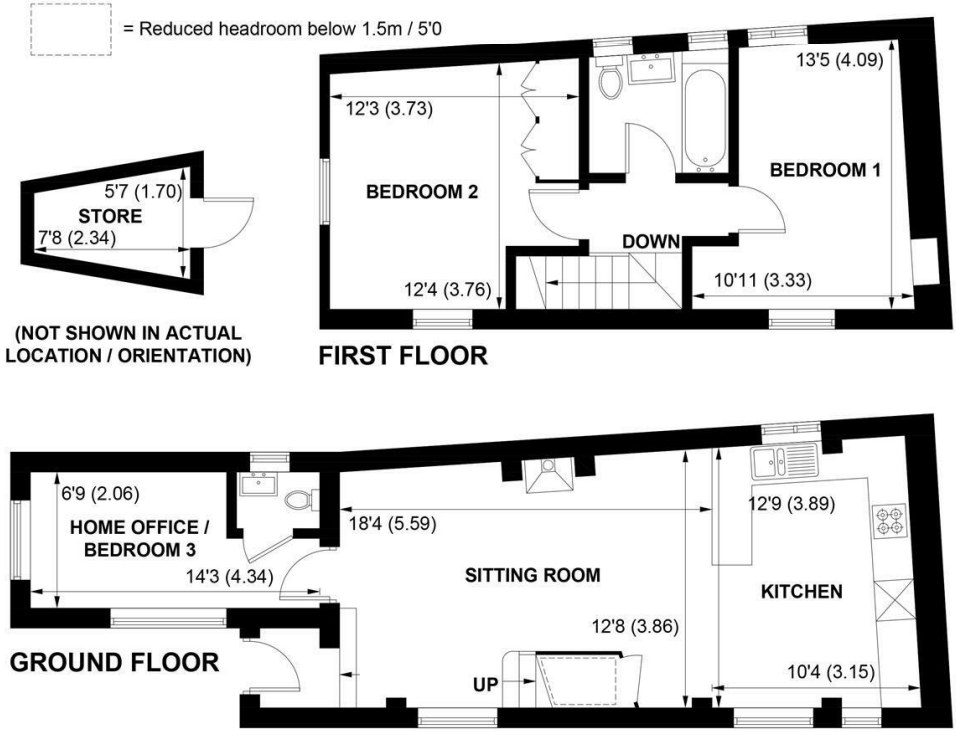
Sims Williams

HOLLY TREE COTTAGE, 1, BREWERY HILL, ARUNDEL, WEST SUSSEX, BN18 9DQ



APPROXIMATE GROSS INTERNAL AREA = 838 SQ FT / 77.9 SQ M
STORE = 32 SQ FT / 3.0 SQ M
TOTAL = 870 SQ FT / 80.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

ARUNDEL OFFICE

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£500,000 Freehold

HOLLY TREE COTTAGE, 1, BREWERY HILL,
ARUNDEL,
WEST SUSSEX, BN18 9DQ

- Charming Semi-Detached Cottage
- Central Arundel Position
- Sitting Room with Log Burner
- Modern Fitted Kitchen/Breakfast Room
- Two Double Bedrooms
- Bedroom 3 / Study
- Family Bathroom
- Pretty Courtyard Garden
- No Onward Chain

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

A charming semi detached cottage which has been beautifully presented throughout, located in the heart of Arundel town centre, with local shops, pubs and restaurants only a short walk away.

The property comprises an entrance hall with steps leading into the light and bright sitting room with oak flooring and a log burner, adjacent to the sitting room there is a study/bedroom with ground floor cloakroom.

The kitchen/breakfast room is fitted with a range of grey fronted units with granite worktops and integrated appliance including dishwasher, fridge with separate freezer, oven and electric hob. There is space for a small table and chairs.

To the first floor there are two double aspect, double bedrooms with one benefitting from fitted wardrobes. There is also a family bathroom comprising a shower over bath, wash basin and WC.

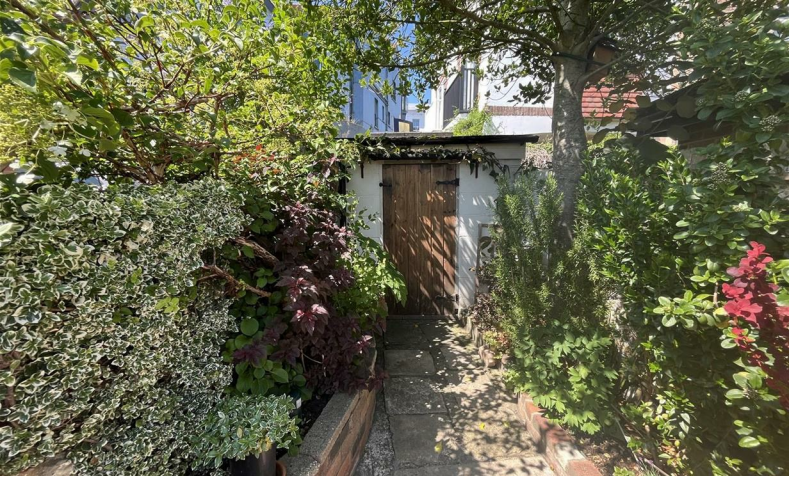
Outside is a fabulous private secluded walled garden with raised planters, mature shrubbery, trees and a brick built store.

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 the property can be found on the left 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.



The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract