

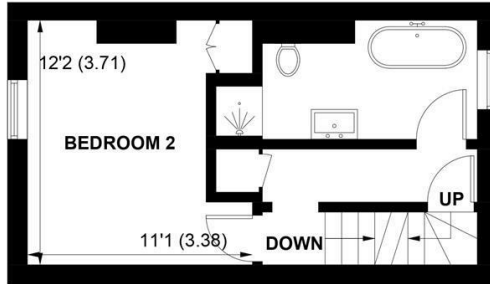


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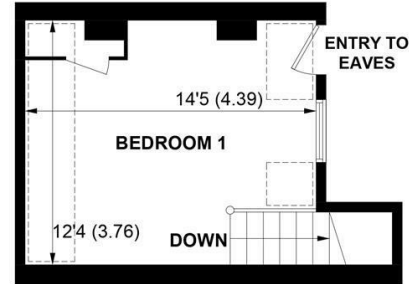


THE OLD HAT SHOP, 15, SURREY STREET, ARUNDEL, WEST SUSSEX, BN18 9DT

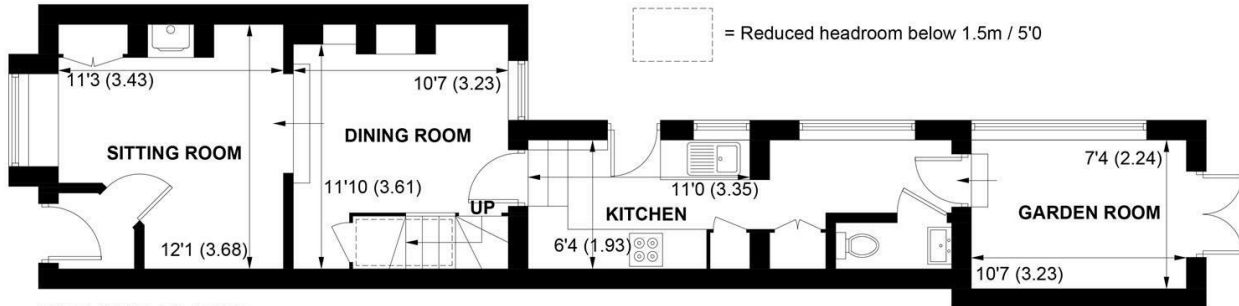




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 957 SQ FT / 88.9 SQ M

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

£525,000 Freehold

THE OLD HAT SHOP, SURREY STREET,
ARUNDEL,
WEST SUSSEX, BN18 9DT

- Charming Period Cottage
- Bright Sitting/Dining Room
- Feature Fireplace
- Fitted Kitchen
- Garden Room
- Stylish Modern Bath & Shower Room
- 2 Double Bedrooms
- West Long Terraced Garden
- Heart Of Old Arundel

COUNCIL TAX BAND

Band = D

A fantastic opportunity to purchase this charming Grade II listed flint fronted period cottage, perfectly situated in the heart of Arundel, with local amenities only a stone throws away.

The accommodation is arranged over three floors. The ground floor comprising of the entrance porch with space for coats and boots, leading through to a beautifully presented living/dining room and period fireplace with wood burner.

The kitchen has been finished to a high standard with built in units incorporating a gas hob, electric oven, fridge freezer, butlers sink and dishwasher with a stable door leading to the garden. There is also a ground floor W.C and utility cupboard with plumbing for washing machine.

Leading through from the kitchen is a delightful garden room with doors opening onto a pretty enclosed west facing garden.

On the first floor there is the double bedroom with a feature fireplace. The

stylish modern bathroom which provides ample of space for storage. There is a further double bedroom on the second floor with a fitted wardrobe.

Directions

Head up The High Street, from our office, and take the second turning on the left into Maltravers Street, continue along taking the 4th left hand turning onto Surrey Street and the property will be found on the right hand side.

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.



