



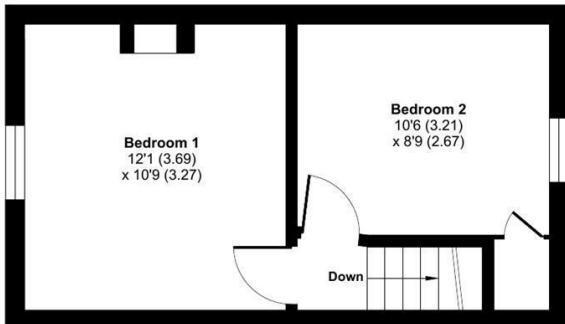
Sims Williams



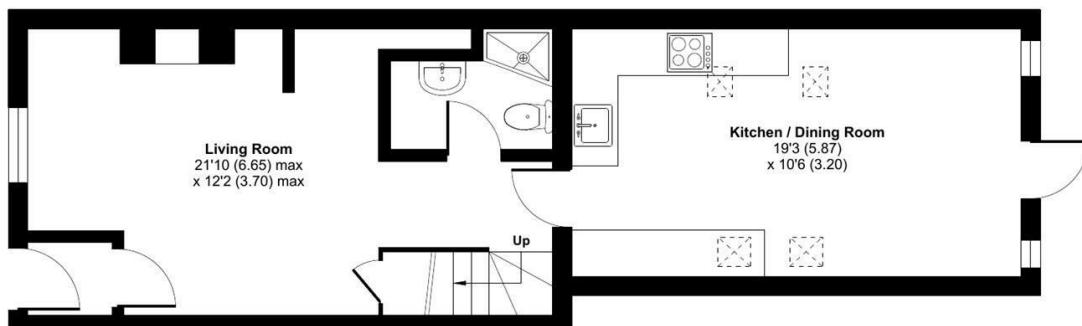
14 ORCHARD PLACE, ARUNDEL, BN18 9BP

Approximate Area = 749 sq ft / 69.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
Produced for Sims Williams. REF: 1276912



**ARUNDEL OFFICE**

8a High Street  
Arundel  
BN18 9AB

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

# OIEO £450,000 Freehold

14, ORCHARD PLACE,  
ARUNDEL,  
BN18 9BP

- Grade II Listed Cottage
- Sitting Room with Open Fireplace
- Extended Vaulted Kitchen/Dining Room
- Principal Bedroom with Feature Fireplace
- Second Double Bedroom
- Ground Floor Shower Room
- Loft Conversion Potential
- Cottage Garden with Patio
- Offered with No Onward Chain

**Grade II Listed**

**COUNCIL TAX BAND**

Band = D

Nestled in a peaceful no-through road within the heart of Arundel's historic town centre, this charming two double bedroom cottage, Circa 1830, has been thoughtfully extended and tastefully refurbished to combine modern comforts with character features such as exposed beams and fireplaces whilst being light and airy.

The property is ideally located to enjoy all that this picturesque and culturally rich town has to offer, from riverside walks and artisan shops to cosy cafés and historic landmarks. Offered with no onward chain, it presents an opportunity for a smooth and hassle free move, ideal for those seeking a full-time residence, weekend retreat, or investment.

From the entrance porch which offers space for coats, there is a door through to the welcoming sitting room with open fireplace, traditional window shutters, and exposed beams, creating a cosy space full of character.

The property has been thoughtfully extended to include a stunning vaulted kitchen/dining room, complete with a range of fitted units, integrated appliances, drawers and shelving, a classic butler sink, and ample room for a dining table and chairs and a door out to the rear cottage garden.

There is a modern fitted ground floor shower room.

The first floor offers two generously sized double bedrooms. The principal bedroom benefits from a charming feature fireplace, while the second bedroom enjoys elevated views over the rooftops of Arundel.

The loft offers exciting potential to create a third bedroom, subject to the necessary planning and listed building consents.

Outside, the delightful cottage garden features a patio area perfect for al fresco dining, surrounded by mature planting that adds privacy and seasonal interest.

#### **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 at the foot of the High Street carry on up taking the second turning on the left into Maltavers Street, continue along Maltavers Street taking the third turning on the right into King Street and then the first right into Orchard Place, continue along and around the corner and the property will be found on the right hand side.

