



SLATE COTTAGE

POLING STREET | ARUNDEL | BN18 9PS



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POLING STREET, ARUNDEL, BN18 9PS

OFFERS IN EXCESS OF £700,000 FREEHOLD

- Charming Double Fronted Detached Cottage
- Tucked Away in a Quiet Location
- Fitted Kitchen/Dining Room
- Triple Aspect Living Room with Open Fireplace
- 4 Bedrooms
- Private Mature Wraparound Gardens
- Garden Office/Studio
- Detached Garage & Driveway Parking
- Offered with No Onward Chain

An opportunity to purchase a charming double fronted detached cottage. Tucked away on a quiet country lane, this delightful Wisteria-clad cottage offers generous accommodation, ideal for family living or a peaceful retreat. The property boasts a fitted kitchen/dining room, a light-filled triple-aspect living room, four double bedrooms, mature private garden wrapping around the cottage, detached garage, and driveway parking.

Upon entering, you are welcomed into an inner porch leading to a spacious dining hall that provides access to all principal rooms. The elegant living room enjoys double aspect windows, an inviting open fireplace, and door opening onto the side garden, creating a wonderful indoor-outdoor connection.

The well-appointed kitchen/dining room features a range of base and eye-level units, a gas hob and oven, integrated dishwasher, and fridge. Adjacent lies a practical utility room with space for appliances and a ground floor shower room with WC and access to the rear garden.

Upstairs, the first floor offers four generously proportioned double bedrooms, each enjoying far-reaching views of the surrounding countryside. A modern family bathroom completes the upper level, fitted with a shower over bath, hand wash basin, and WC.

Outside, the beautifully landscaped and private rear garden is a true highlight. It includes established planting, fruit trees, an entertaining terrace, and a detached garden office/studio with power - ideal for home working or creative pursuits. To the front, a garage and driveway provide ample parking.



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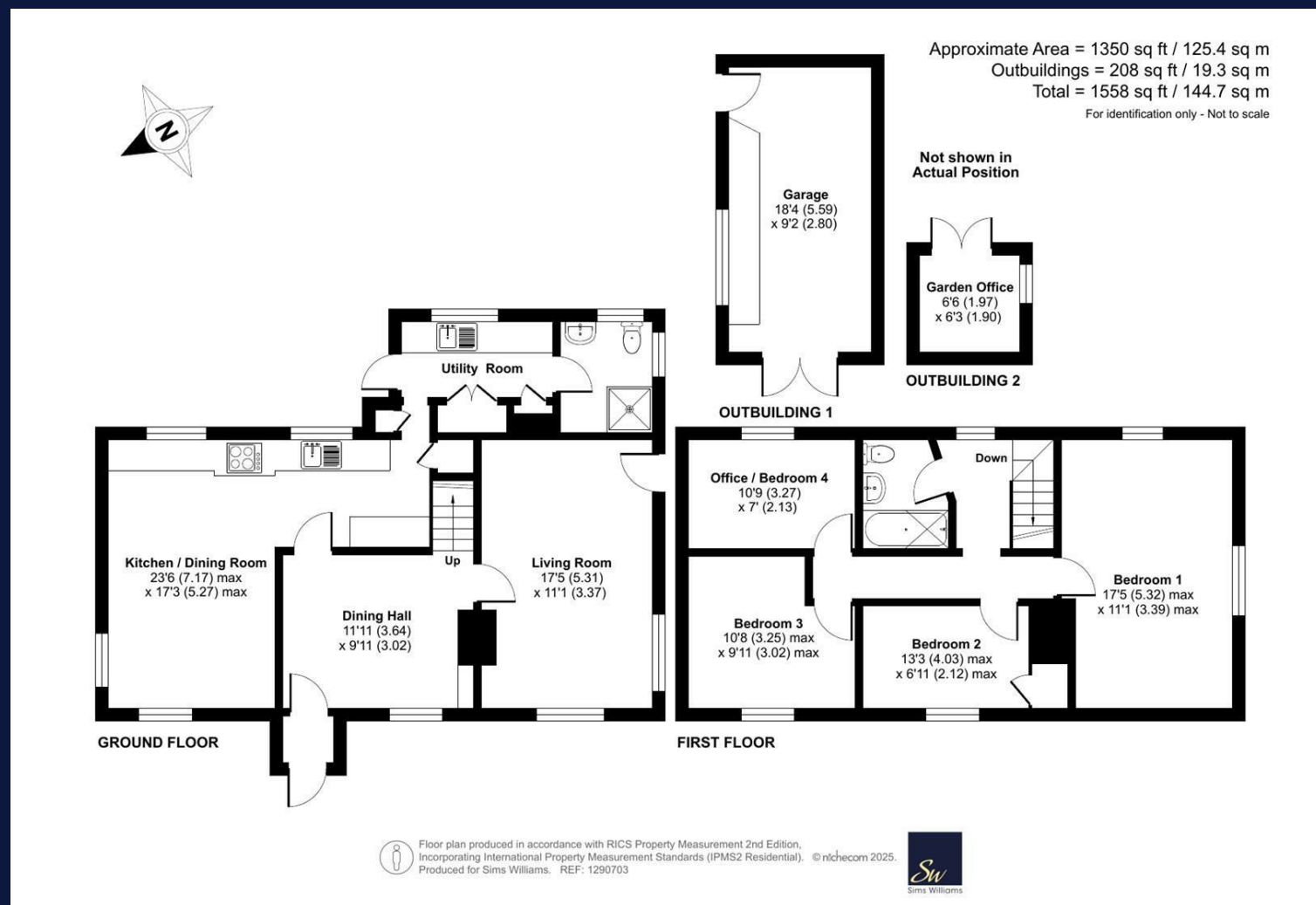
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EPC Band - Current - F Potential - D

Council Tax Band F

From Arundel continue Eastbound along the A27. Take the exit on the right hand side, signposted Poling. Follow the country lane and the cottage can be found on the left hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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