



# 3 OTMERS QUAY

FITZALAN ROAD | ARUNDEL | BN18 9JS

*SW*

Sims Williams



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FITZALAN ROAD, ARUNDEL, BN18 9JS

GUIDE PRICE £850,000 FREEHOLD

- End of Terrace Riverside House
- Fabulous River & Town Views
- Modern Fitted Kitchen/Breakfast Room
- Living/Dining Room with Bifold Doors
- Spacious Principal Bedroom with Wardrobes & Ensuite
- Further Double Bedroom
- Modern Family Bathroom
- Attractive Paved Courtyard Garden
- Garage & Parking

An opportunity to purchase a beautifully presented riverside home, fully renovated to an exceptionally high standard. The property enjoys wonderful views of the river and town, a landscaped courtyard garden, private parking and a garage.

Set in a peaceful yet convenient location, the house is within easy reach of Arundel's many amenities, including the mainline railway station with services to London and the coast. Excellent road connections via the A27 and A29 also provide access to the wider area.

On arrival, you are welcomed into the entrance hall, giving access to all principal rooms, including a useful ground-floor cloakroom. The bespoke Collier's kitchen is fitted with a comprehensive range of integrated NEFF appliances, including dishwasher, wine fridge, washer/dryer, fridge/freezer, ovens and hob.

The 'L'-shaped living/dining room is filled with natural light and features bifold doors opening directly onto the courtyard garden.

Upstairs, the spacious principal bedroom offers fitted wardrobes, an en-suite shower room, and a large picture window framing superb river views. A further double bedroom with fitted wardrobe and a well-appointed family bathroom complete the first floor.

Outside, the charming courtyard garden has been landscaped and paved for ease of maintenance, with side gate access. In addition, the property benefits from a garage, a private parking space, and visitor parking.





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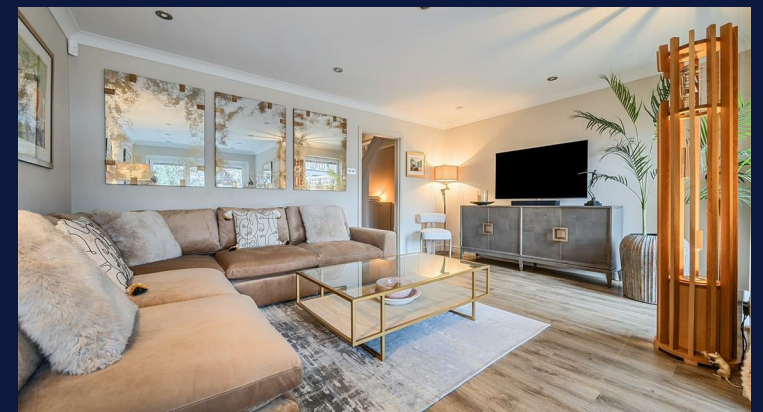
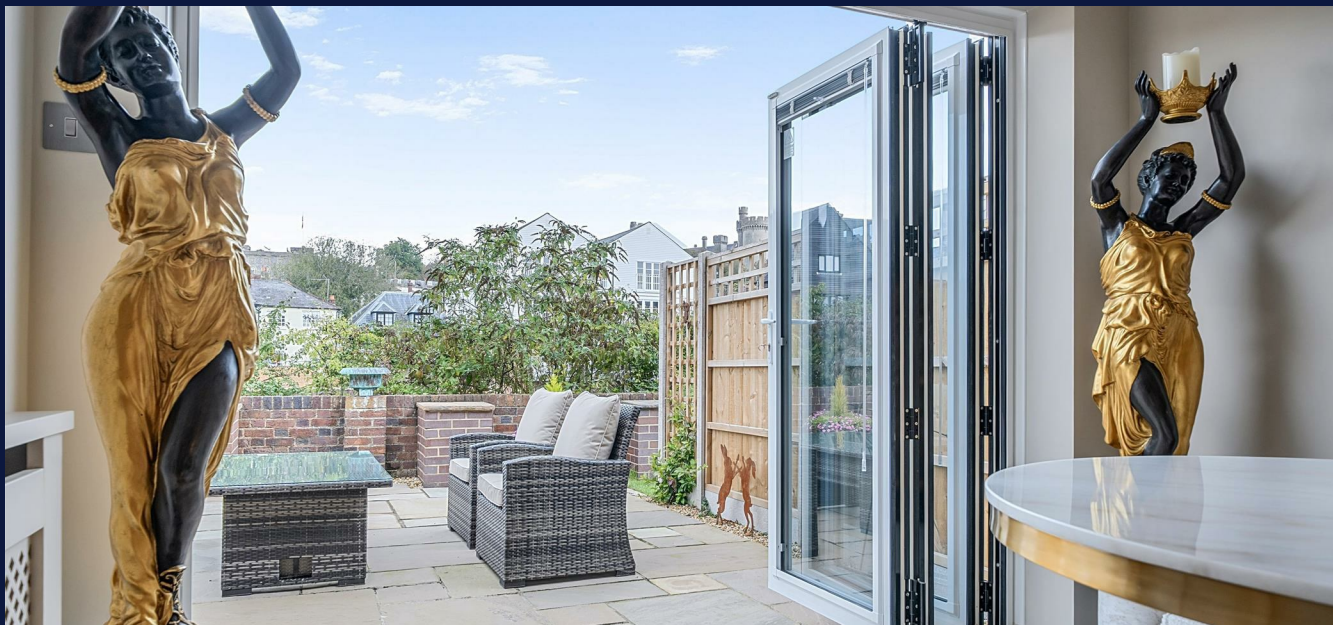




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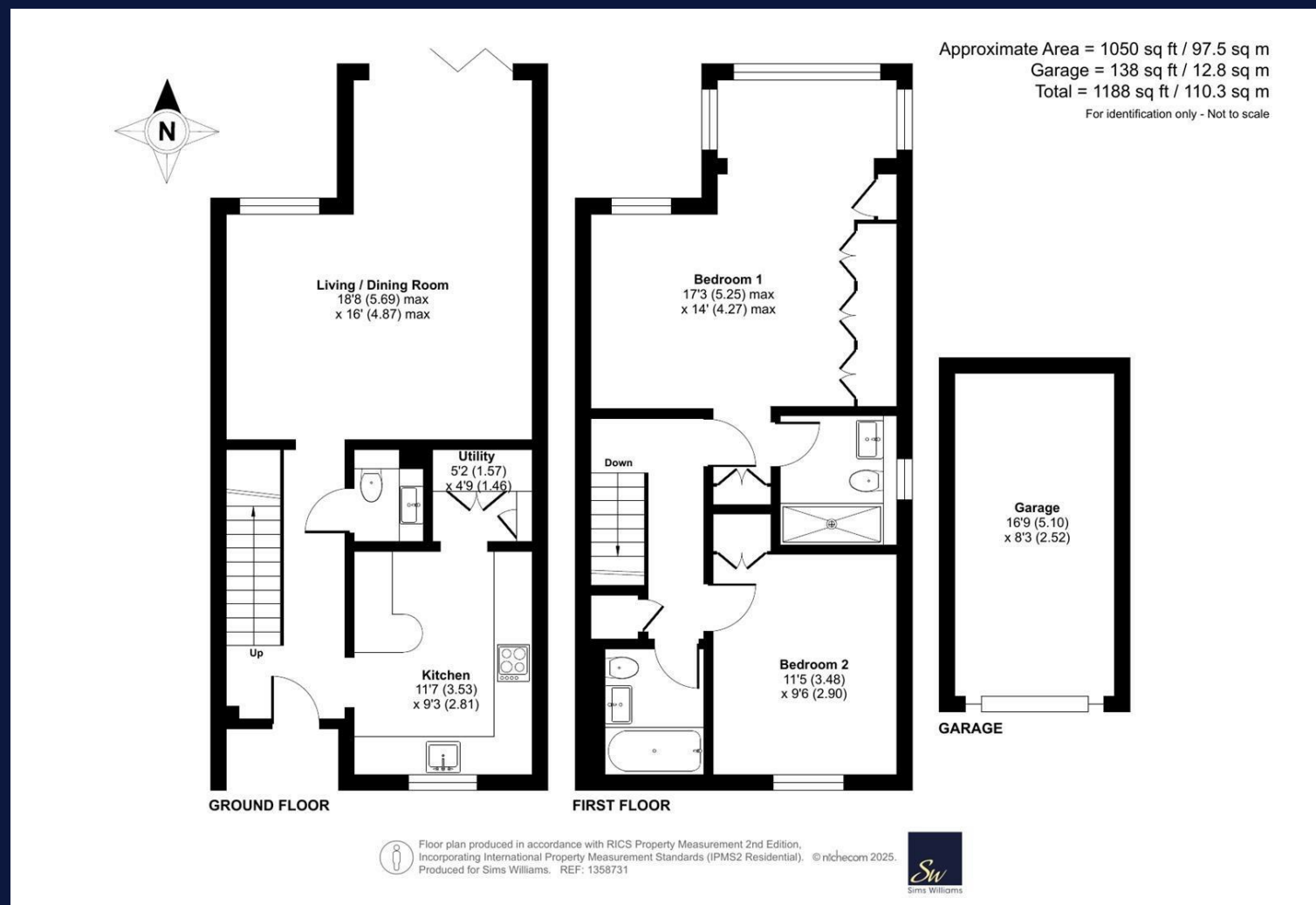
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EPC Band - Current - C Potential - B

Council Tax Band F

From our office in the High Street continue to the roundabout and proceed straight across into Queen Street. Turn right into Queens Lane which leads into Fitzalan Road, Otters Quay will be found on the right 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.

8a High Street  
Arun del, BN18 9AB

01903 885678

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