



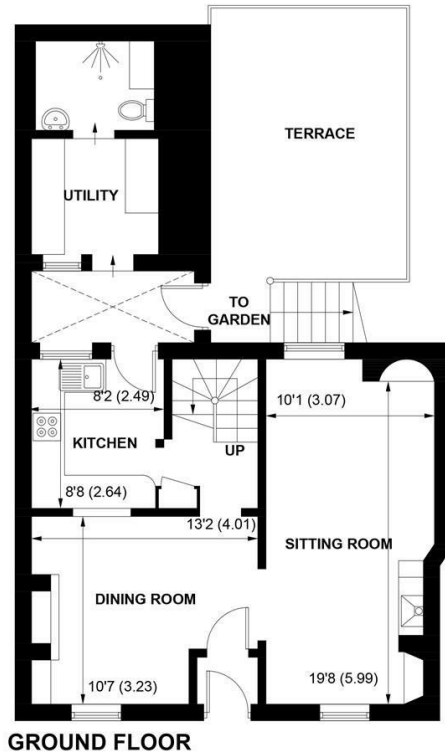
Sims Williams



6, PARK PLACE, ARUNDEL, WEST SUSSEX, BN18 9BE







APPROXIMATE GROSS INTERNAL AREA = 1147 SQ FT / 106.6 SQ M

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

# Modern Method of Auction **£375,000**

## Freehold

6, PARK PLACE,  
ARUNDEL,  
WEST SUSSEX, BN18 9BE

- Double Fronted Terraced Cottage
- 2 Reception Rooms
- Fitted Kitchen
- Feature Fireplaces & Log Burner
- 3 Bedrooms
- Large Walled Courtyard
- West Facing Terrace
- Scope to Improve
- No Onward Chain

## COUNCIL TAX BAND

Band = D

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

A charming double fronted, Grade II Listed terraced cottage set in the heart of Arundel, offering kitchen/breakfast room, living room, 3 bedrooms, walled garden with viewing terrace and outlooks over Arundel.

Situated in a quiet, secluded location just off Malttravers Street, the cottage is within easy walking distance to the facilities in Arundel including mainline train station with London & Coastal services, and good road links to the surrounding area.

The bright accommodation is arranged over two floors. On the ground floor there is a spacious sitting room comprising a log burner, fitted cupboards and shelving either side. A dining room with feature fireplace and large sash window.

The kitchen is fitted with a range of eye and base level cream fronted units with an integrated fridge, oven & hob with space for further appliances.

On the first floor there are 2 double bedrooms both benefitting from feature fireplaces and fitted wardrobe. There is a further single bedroom and family bathroom fitted with a shower over bath, wash basin, W.C and plenty of storage space.

Outside, the attractive garden features a paved terrace area with steps leading up to a further secluded section where there is space for table and chairs. The property is offered with no onward chain.

### Directions

From the roundabout on the A27 and A284, proceed into Arundel along Malttravers Street. Take the first turning on the left into Park Place where the property will be found on the right-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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton







