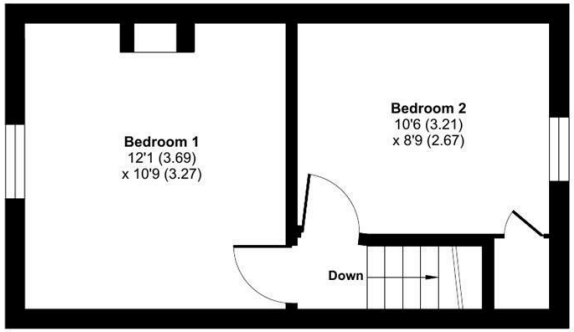


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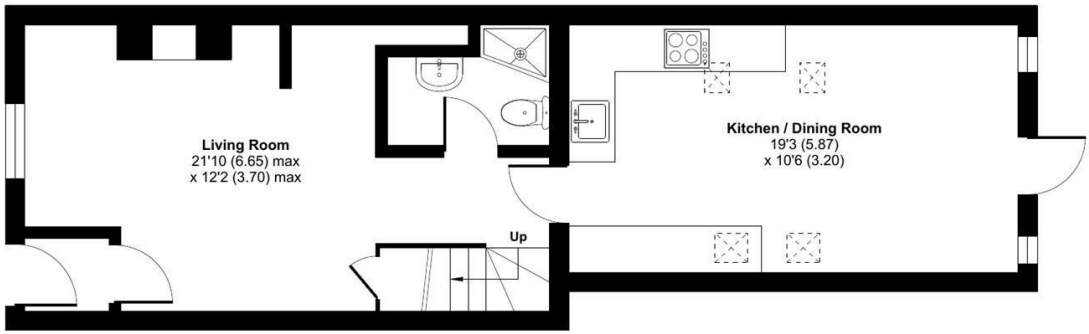
14 ORCHARD PLACE, ARUNDEL, BN18 9BP

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). © nichecom 2025. Produced for Sims Williams. REF: 1276912

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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 Maltravers Street, continue along Maltravers 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.

AML & ID Compliance Checks

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract