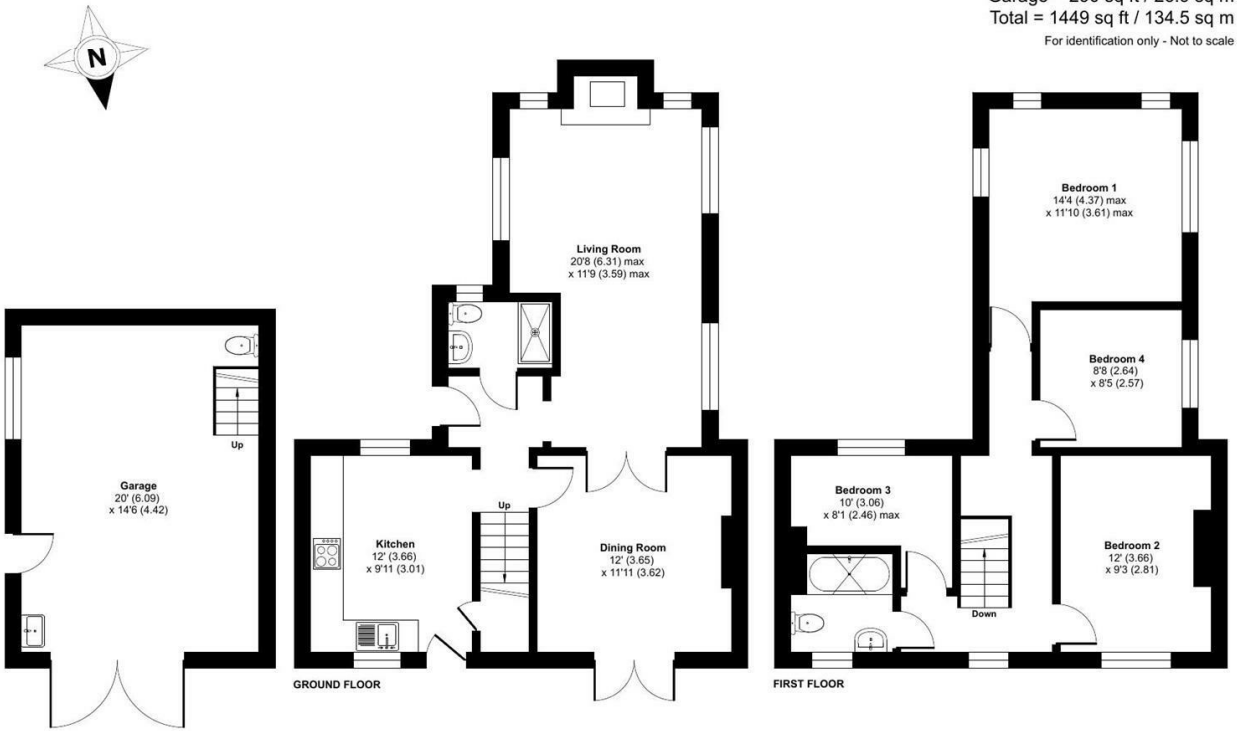
Sw

Sims Williams

TEACHERS COTTAGE, POLING STREET, POLING, ARUNDEL, WEST SUSSEX, BN18 9PT

Approximate Area = 1159 sq ft / 107.6 sq m
Garage = 290 sq ft / 26.9 sq m
Total = 1449 sq ft / 134.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sims Williams. REF: 1516863

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Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

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

OIEO £600,000 Freehold

TEACHERS COTTAGE, POLING STREET, POLING ARUNDEL, WEST SUSSEX, BN18 9PT

- Detached 1850's Period Cottage
- Fabulous Far Reaching Countryside Views
- Fitted Kitchen/Breakfast Room
- Living Room with Fitted Log Burner
- Separate Dining Room with French Doors
- Two Double Bedrooms & Two Single Bedrooms
- Mature Private Gardens
- Large Garage & Driveway Parking
- Offered with No Onward Chain

EPC RATING

Current = E
Potential = C

COUNCIL TAX BAND

Band = F

A charming detached period cottage, believed to date from circa 1850, occupying a peaceful and private position with far-reaching views across the surrounding countryside and adjacent farmland. Set away from the road in a desirable church hamlet village, the property combines considerable period character with well-proportioned accommodation and excellent potential for further enhancement.

The cottage has been thoughtfully extended and offers a delightful triple-aspect sitting room featuring a log burner, an attractive dining room with period fireplace and french doors to the garden.

The country style kitchen has been fitted with a range of base and eye level units with space for appliances and has a useful pantry cupboard. There is also a useful ground floor shower room.

Upstairs there are two double bedrooms, two single bedrooms, along with a fitted family bathroom.

Outside, the mature rear garden is secluded and well established, with a paved terrace accessed directly from both the kitchen and dining room via French doors, creating an excellent setting for outdoor dining and entertaining. To the front is a delightful walled garden. There is ample parking, along with a good-sized garage/workshop offering useful storage and the potential to create a studio or home office, subject to planning.

Directions

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

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