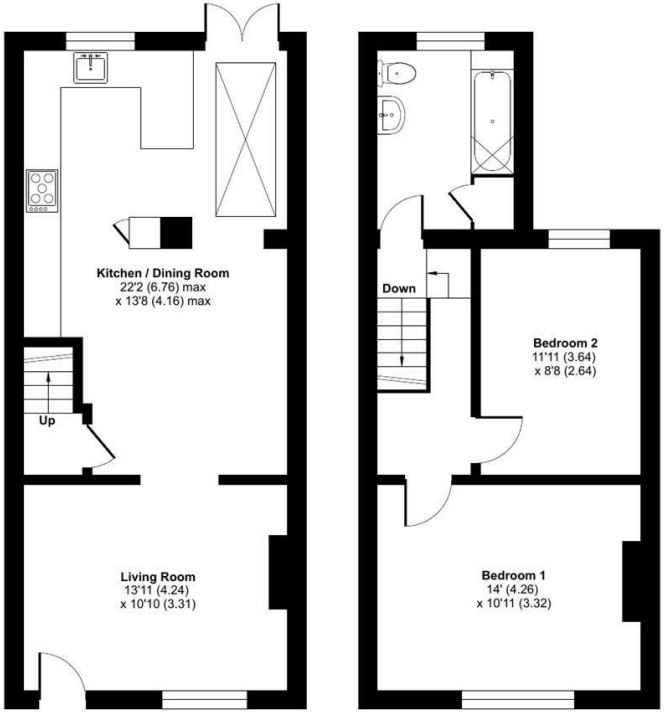
Sims Williams



CLAREMONT CROSSBUSH LANE, ARUNDEL, BN18 9PQ

Approximate Area = 868 sq ft / 80.6 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). © nichecom 2026. Produced for Sims Williams. REF: 1456389

Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

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£399,950 Freehold

CLAREMONT,
CROSSBUSH LANE,
ARUNDEL,
BN18 9PQ

- Charming Terraced Cottage
- Located on the Outskirts of Arundel
- Modern Fitted Kitchen with Skylight
- Living Room with Gas Fireplace
- Two Double Bedrooms
- Fully Fitted Family Bathroom
- Far Reaching Countryside Views
- Private Mature Garden

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = D

An opportunity to purchase a well presented terraced cottage offering light and bright accommodation throughout, combining character charm with modern living. Set in a delightful position overlooking open fields to both the front and rear.

The ground floor features a living room on arrival, enhanced by a side kitchen extension and striking glass roof lantern which floods the room with natural light. Double glazed doors open seamlessly onto a terrace and enclosed rear garden, creating the perfect space for entertaining or relaxing while enjoying the countryside views.

The contemporary kitchen/dining room is fitted with a range of base and eye-level units, with space for integrated appliances and ample room for dining.

Outside is a private garden which has been mainly laid to lawn with paved terrace and trees creating generous amounts of privacy.

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

When approaching Arundel on the A27, take the second right onto Crossbush lane, continue down the lane to where 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