

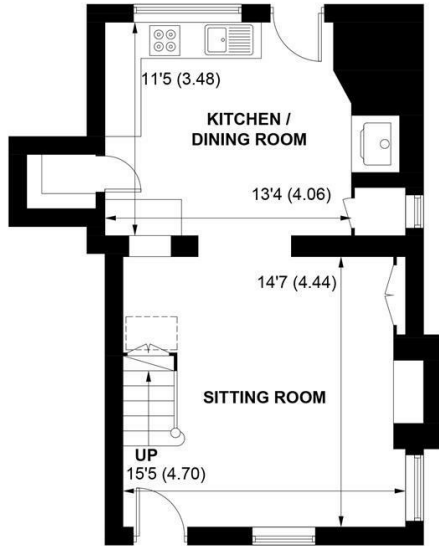
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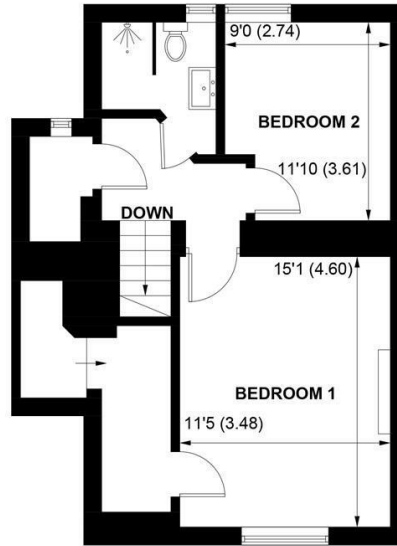


VITTORIA, CHURCH STREET, AMBERLEY, ARUNDEL, BN18 9NE



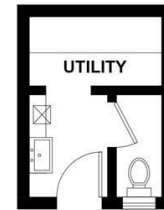


**GROUND FLOOR**



**FIRST FLOOR**

= REDUCED HEAD HEIGHT BELOW 1.5M



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 945 SQ FT / 87.8 SQ M  
 OUTBUILDING = 71 SQ FT / 6.6 SQ M  
 TOTAL = 1016 SQ FT / 94.4 SQ M  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
 Produced for Sims Williams

# £600,000 Freehold

VITTORIA, CHURCH STREET,  
AMBERLEY ARUNDEL,  
BN18 9NE

- Grade II Semi Detached Cottage
- Dual Aspect Sitting Room with Open Fire
- Kitchen/Breakfast Room with Log Burner
- 2 Double Bedrooms
- Newly Fitted Family Bathroom
- Sought After Location
- Far Reaching Countryside Views
- Private Rear Mature Gardens
- No Onward Chain

## COUNCIL TAX BAND

Band = E

A charming semi detached house which has been fully renovated throughout situated in the South Downs National Park. Amberley station is walking distance (London and Gatwick direct). Excellent pubs, eateries, the River Arun, South Downs Way, Amberley Castle, village, school and shops all close by.

On entry you are welcomed into a fabulous dual aspect sitting room with open fireplace and sash windows, with traditional bifold door to create an open plan effect to the kitchen/ breakfast room which has been fitted with a range of eye and base level units with log burner, walk in pantry & further storage cupboard.

On the first floor there is the master bedroom featuring a feature fireplace and walk-in wardrobe, a further double bedroom. The family bathroom has recently been fitted with a shower, hand wash basin and WC.

Outside there is a utility room benefitting from a WC. There is rear and side access to the beautiful

mature gardens with views over the countryside. The property is offered with no onward chain.

### 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 Arundel, head along the A284 towards Whiteways Lodge roundabout. At the roundabout, take the third exit onto the B2139 (sign posted to Amberley and Storrington) follow the road and take the left turn onto School Road then left onto Church Street. Vittoria can be found on the right hand side.



