

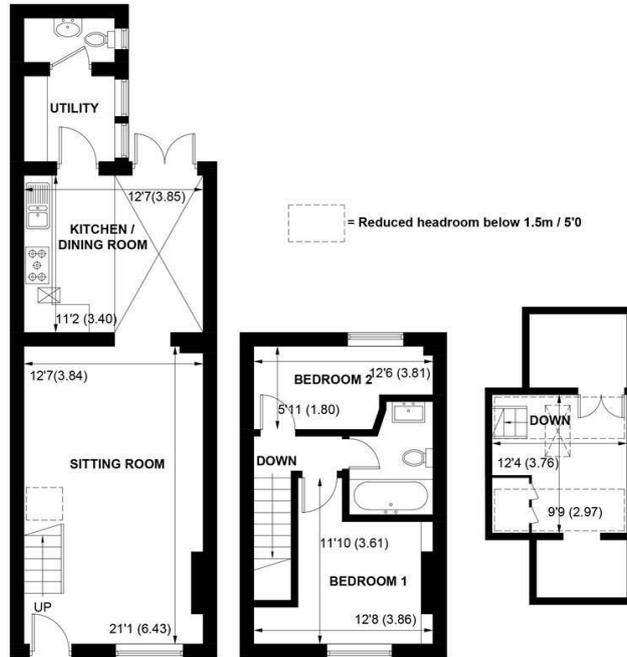
*SW*

Sims Williams



43, KING STREET, ARUNDEL, WEST SUSSEX, BN18 9BJ





**GROUND FLOOR**

**FIRST FLOOR**

**LOFT SPACE**

**APPROXIMATE GROSS INTERNAL AREA = 927 SQ FT / 86.1 SQ M  
(INCLUDING LOFT SPACE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©  
Produced for Sims Williams**

# £475,000 Freehold

43, KING STREET,  
ARUNDEL,  
WEST SUSSEX, BN18 9BJ

- Flint Fronted Terraced Cottage
- Beautifully Presented Throughout
- Bright Kitchen/Breakfast Room
- Sitting Room
- Two Bedrooms
- Modern Fitted Bathroom
- No Onward Chain
- Located in The Heart of Arundel
- Landscaped Courtyard Garden

**Grade II Listed**

**COUNCIL TAX BAND**

Band = D

An opportunity to purchase a Grade II Listed flint-fronted cottage, beautifully presented throughout with character features. The property offers two bedrooms, a courtyard garden, and is offered with no onward chain.

The cottage is situated in the sought-after location of Arundel Town Centre, within easy reach of local amenities. Arundel train station is only a short distance away, providing convenient links to London and the coast.

Upon arrival, you are welcomed into a spacious living room with wooden flooring throughout, leading through to the kitchen/breakfast room.

The light and bright kitchen/breakfast room is fitted with a range of base and eye-level units, an integrated oven with gas hob, and space for additional appliances. Double doors open out to the attractive courtyard garden. Adjacent to the kitchen is a useful utility room and a ground-floor cloakroom.

On the first floor, there are two

bedrooms and a fully fitted bathroom. The loft space, accessed via a loft ladder, features a Velux window and provides additional storage.

Outside, the south-facing courtyard garden has been beautifully landscaped and paved for easy maintenance, with the added benefit of a useful storage shed.

## Directions

From the Arundel office head up the High Street, take the second left down Maltravers Street. Proceed along Maltravers Street and take a second right into King Street, the property will be found on the left 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.



