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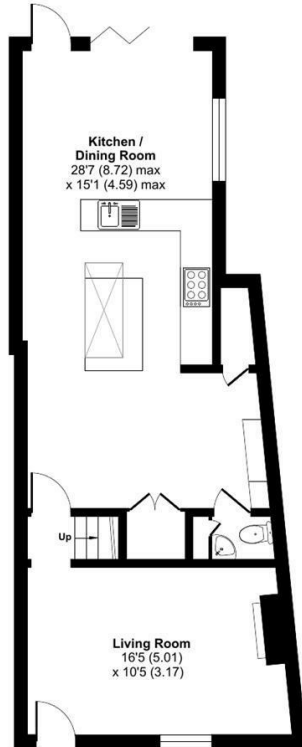
Sims Williams



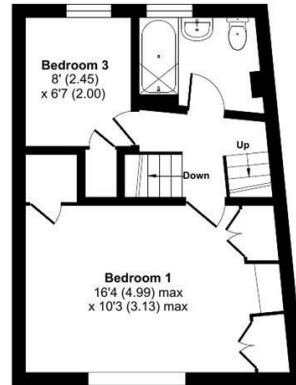
4, ORCHARD PLACE, ARUNDEL, WEST SUSSEX, BN18 9BP



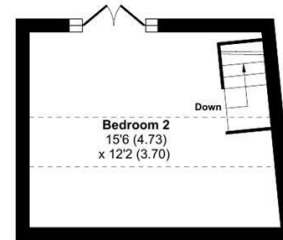
Approximate Area = 981 sq ft / 91.1 sq m
Limited Use Area(s) = 136 sq ft / 12.6 sq m
Total = 1117 sq ft / 103.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted
head height



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: 1265779



ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

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

£575,000 Freehold

4, ORCHARD PLACE,
ARUNDEL,
WEST SUSSEX, BN18 9BP

- Charming Period Cottage
- Located in Arundel Town Centre
- Cathedral & Castle Views
- Modern Stylish Kitchen/Diner/Family Room
- Living Room with Open Fire
- 3 Bedrooms
- Modern Family Bathroom & Ground floor W.C.
- Mature Rear Garden with Studio
- No Onward Chain

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = D

A wonderful opportunity to purchase a beautifully presented mid-terrace cottage, which has been extended and refurbished to an exceptional standard. The property offers three bedrooms, a spacious open-plan kitchen/dining/family room, sitting room with open fire and a large garden with a studio, and stunning far-reaching views.

Upon entering, you are welcomed into the living room, which features fitted shelving and attractive fireplace with open fire. There is a ground-floor cloakroom, as well as a fitted cupboard providing space for a washing machine and tumble dryer.

The open-plan kitchen, dining, and family room is fitted with base and wall units, incorporating integrated appliances, including a dishwasher, fridge, separate freezer, and space for a range-style cooker. Bi-fold doors lead out to the terrace and garden, while a large skylight floods the space with natural light, enhancing its airy and inviting atmosphere.

On the first floor, you'll find two bedrooms, each with fitted wardrobes, alongside a family bathroom featuring a shower over the bath, a hand wash basin, and a WC. The second floor hosts an additional double bedroom, offering stunning, far-reaching views of Arundel Castle and the Cathedral.

The beautifully landscaped garden is well-established, featuring mature shrubs and trees that provide ample privacy. A paved terrace offers an ideal space for outdoor entertaining, complemented by a garden studio. The studio is double-glazed, equipped with power, and serves as a perfect home office, complete with additional storage.

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 the office at the bottom of the High Street, turn left into Maltravers Street. Continue along Maltravers Street, then take the second right onto King Street. Turn right again into Orchard Place, and the property will be located on the right-hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



