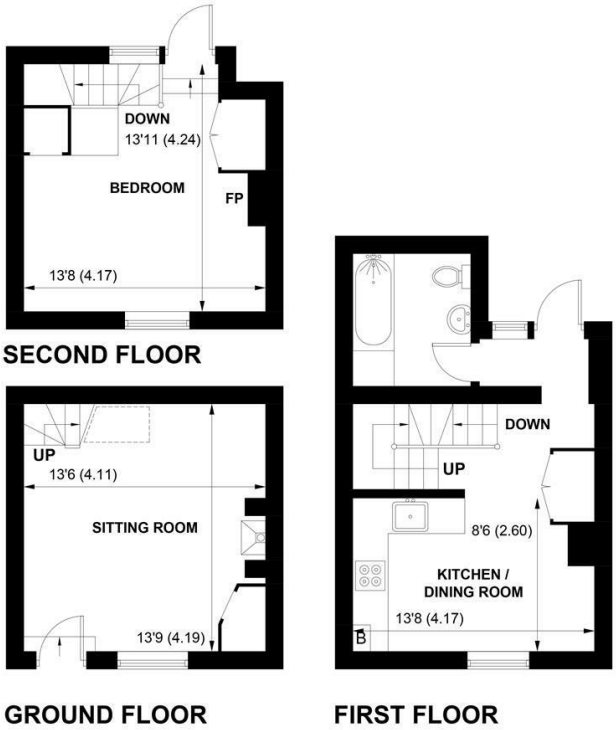


Sims Williams

CHAPEL COTTAGE, 26 PARK PLACE, ARUNDEL, BN18 9BE



APPROXIMATE GROSS INTERNAL AREA = 635 SQ FT / 59.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

ARUNDEL OFFICE

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£250,000 Freehold

CHAPEL COTTAGE, 26, PARK PLACE, ARUNDEL,

- Character End of Terrace Cottage
- In Need of Full Refurbishment
- Sitting Room with Log Burner
- Character Features Throughout
- Fitted Kitchen/Breakfast Room
- 1 Double bedroom & Bathroom
- Old Arundel Town Centre Location
- Pretty Courtyard Garden
- No Onward Chain

EPC RATING

Current = E
Potential = B

COUNCIL TAX BAND

Band = C

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

An opportunity to purchase a delightful charming cottage with original features, including exposed beams, wooden flooring, and a welcoming brick fireplace with log burner. The property is located in Arundel Town Centre and requires full refurbishment.

On arrival you are welcomed into ground floor sitting room which comprises an exposed brick fireplace and wood-burning stove, an open-plan staircase leading to the first floor.

On the first floor, a kitchen/breakfast room is fitted with a range of wood-fronted units, a classic butler sink, and extractor hood. Integrated appliances include a fridge, freezer, and cooker. The adjoining dining area provides ample room for a table and chairs. From here, a door opens to a small courtyard with useful storage and rear pedestrian access.

The top floor hosts a good-sized double bedroom with built-in wardrobes. There is a door which leads directly from the bedroom to a delightful, private decked garden with tiered flower beds.

Directions

From the roundabout on the A27 and A284, proceed into Arundel along Maltravers Street. Take the first turning on the left into Park Place where the property will 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