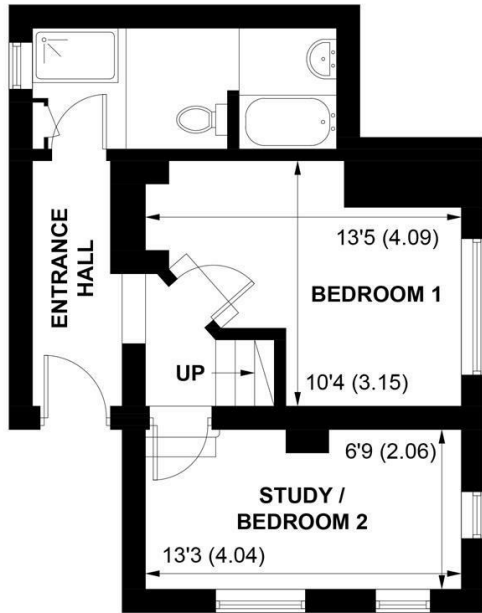
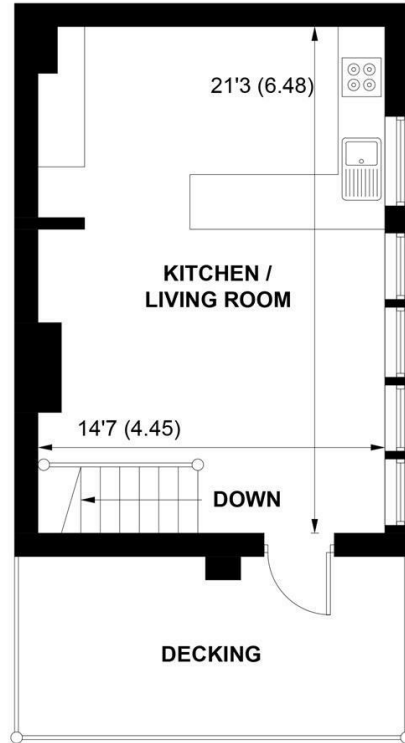




UNICORN COTTAGE 39A HIGH STREET, ARUNDEL, WEST SUSSEX, BN18 9AG



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 682 SQ FT / 63.4 SQ M

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

OIEO £400,000 Freehold

UNICORN COTTAGE, 39A HIGH STREET,
ARUNDEL,
WEST SUSSEX, BN18 9AG

- Grade II Listed Character Cottage
- Heart of Historic Arundel
- Two Bedroom Accommodation
- Vaulted Sitting Room with Wood Burner
- Fitted Kitchen with Dining Area
- Private Raised Sun Terrace
- Character Features Throughout
- Modern Family Bathroom
- Ideal Home, Weekend Retreat or Holiday Let

Grade II Listed

COUNCIL TAX BAND

Band = B

Tucked away in the heart of the historic town of Arundel, this delightful TWO BEDROOM Grade II Listed cottage beautifully combines period charm with comfortable modern living. Brimming with character features, including exposed beams and vaulted ceilings, and complemented by a wonderful raised terrace, this unique home would make an ideal permanent residence, weekend retreat or holiday let.

The welcoming first-floor sitting room is a real highlight, featuring impressive vaulted ceilings, exposed timbers and a cosy wood-burning stove, creating a warm and inviting atmosphere. French doors open directly onto the delightful raised terrace, providing a private outdoor space perfect for morning coffee, entertaining guests or al fresco dining.

The kitchen is fitted with a range of traditional cream-fronted units with generous work surfaces, ample cupboard storage and space for appliances. There is also room for a dining table, making it an ideal space for everyday dining, while open shelving provides additional storage and an attractive display area.

On the ground floor, the principal double bedroom benefits from built-in storage, while the second bedroom enjoys a dual aspect, allowing plenty of natural light to

fill the room. Completing the accommodation is a well-appointed family bathroom, fitted with a panelled bath with shower over, wash hand basin and WC. Throughout the property, charming period details enhance its appeal, creating a home full of warmth, character and timeless charm.

Directions

From our office, head across the road towards Pizza Express. Walk down the small twitten where you will find Unicorn Cottage 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.

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

