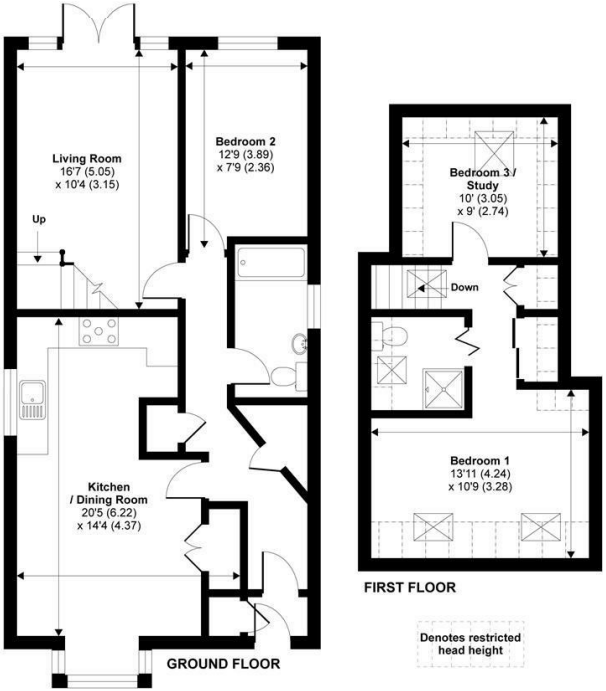


Sims Williams

1, SURREY WHARF, ARUNDEL, WEST SUSSEX, BN18 9DW





APPROX. GROSS INTERNAL FLOOR AREA 965 SQ FT 89.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2014©

ARUNDEL OFFICE

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OIEO £490,000 Freehold

1, SURREY WHARF,
ARUNDEL,
WEST SUSSEX, BN18 9DW

- Charming End of Terrace Cottage
- Sitting Room with French Doors
- Kitchen/Dining room
- Master Bedroom with Ensuite
- 2 Further Bedrooms
- Family Bathroom
- Mature Garden
- Off Road Parking
- Quiet Location in Arundel Old Town

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

This charming end of terrace character offers well presented versatile accommodation comprising entrance all with a large cupboard for coats, shoes etc and doors the principal rooms.

The open plan modern kitchen has a large bay window and side aspect window and is fitted with a range of shaker style wall and base units with wooden worktops integrated sink/drainer, oven and hob, dishwasher and space for washing machine and fridge freezer. Separate spacious larder cupboard, ample space for a dining table and chairs.

The delightful sitting room has French doors out to the private rear garden and stairs to the first floor.

The ground floor family bathroom is part tiled with white suite comprising bath with electric shower over, vanity style wash hand basin, w.c and heated towel rail. Bedroom 3 overlooks the garden and would also make an ideal home office.

The master bedroom is located on the first floor with ample space for a King size bed, fitted wardrobes and an ensuite shower room with white suite comprising tiled shower cubicle, vanity style wash hand basin, w.c and heated towel rail.

Bedroom two is also a double bedroom with fitted wardrobes and additional eaves storage.

The rear courtyard is laid with lovely flagstone patio with mature planted borders creating an ideal for alfresco dining area, shed for storage, outdoor lighting and tap.

The property benefits from private parking adjacent to the property and there is also visitors parking

Situated in a quiet cul de sac in the heart of Arundel Old Town in easy striking distance of shops, restaurants, leisure facilities and the mainline railway station with its direct trains to London Victoria and Coaster services. Arundel is well position for rail and road links to Gatwick Airport. from the A27 & A284.

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 our office head up the High Street and take the first left hand turn into Tarrant Street and follow the road down towards the end, taking the third left hand turn into Surrey Wharf and the property can be found on the left hand side.

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