

1 THE OLD BANK BUILDING

HIGH STREET | ARUNDEL | BN18 9AD

Sims Williams

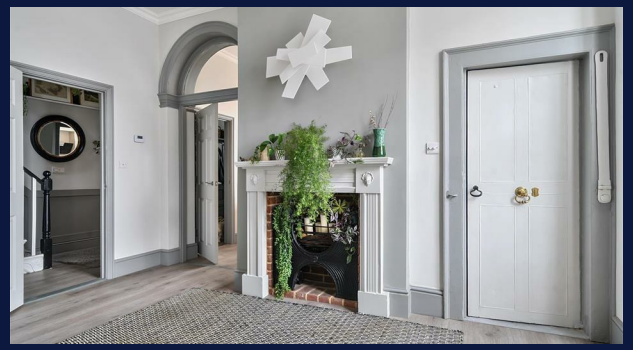
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GUIDE PRICE £1,125,000 FREEHOLD

- End of Terrace Georgian House
- Beautifully Presented Throughout
- Bespoke Fitted Kitchen
- Spacious Living Room with Log Burner
- Principal Bedroom with Ensuite
- Three Further Double Bedrooms
- Two Modern Family Bathrooms
- Arundel Town Centre location
- Well Maintained Courtyard Garden







An exceptional opportunity to purchase a beautifully presented Georgian end-of-terrace home, situated in the heart of Arundel's historic town centre. This elegant property enjoys a prime location within easy walking distance of Arundel's array of independent shops, cafés, restaurants and traditional pubs. Arundel mainline station is also nearby, providing convenient rail links to London and the south coast.

Arranged over four floors, the property showcases a wealth of period charm alongside modern comforts, including a bespoke fitted kitchen, principal bedroom suite, three further double bedrooms, a generous cellar and a private courtyard garden.

Upon entering, you are welcomed into a spacious entrance hall with a useful storage cupboard, access to the cellar, and stairs to the upper floors. To the front is a fabulous kitchen/breakfast room, fitted with an array of units and integrated appliances, including fridge/freezer, ovens, hob, dishwasher and a large central island incorporating a wine fridge and additional seating and storage.

From the kitchen, a door leads into the dining room, which features a character fireplace and fitted storage. Adjacent is a utility room with a ground floor WC.

On the first floor is the elegant sitting room, complete with a working log burner and feature fireplace. A family bathroom and one of the double bedrooms are also located on this floor.

The second floor provides two further well-proportioned double bedrooms and an additional family bathroom. The top floor is dedicated to the principal suite, which enjoys rooftop views, fitted wardrobes and a stylish en-suite shower room.

Externally, the courtyard garden has been thoughtfully landscaped with paving for ease of maintenance and mature planting to provide a sense of privacy and seclusion.

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.

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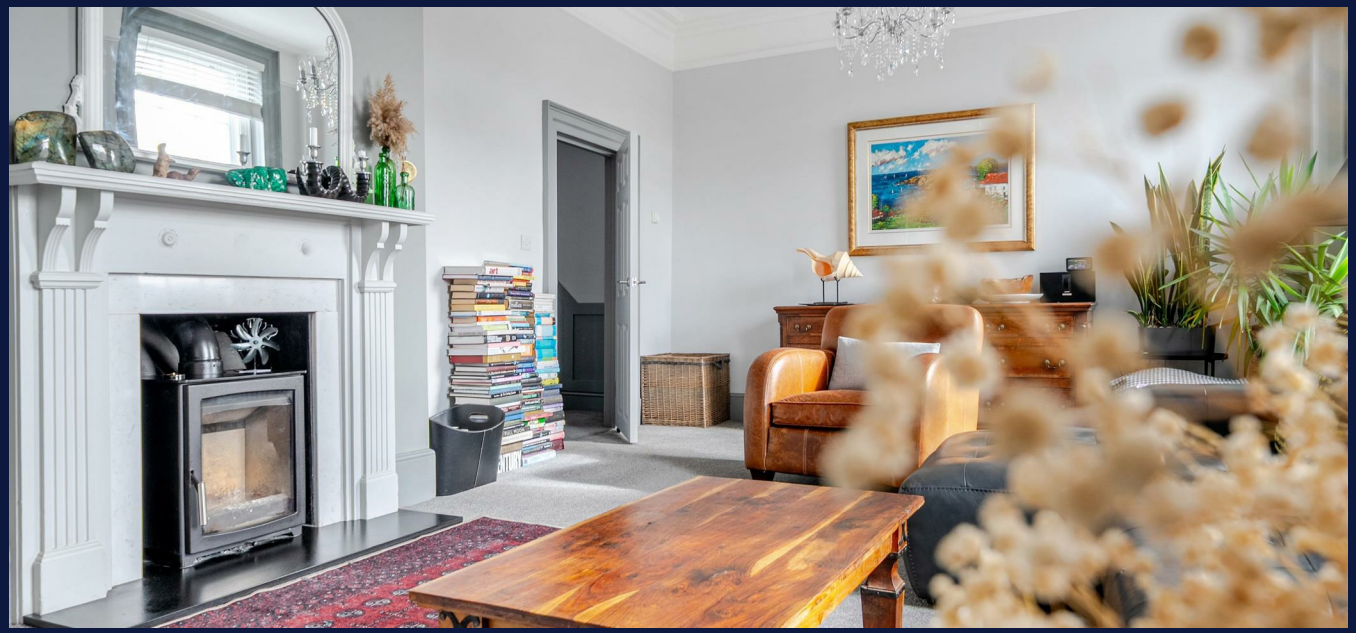
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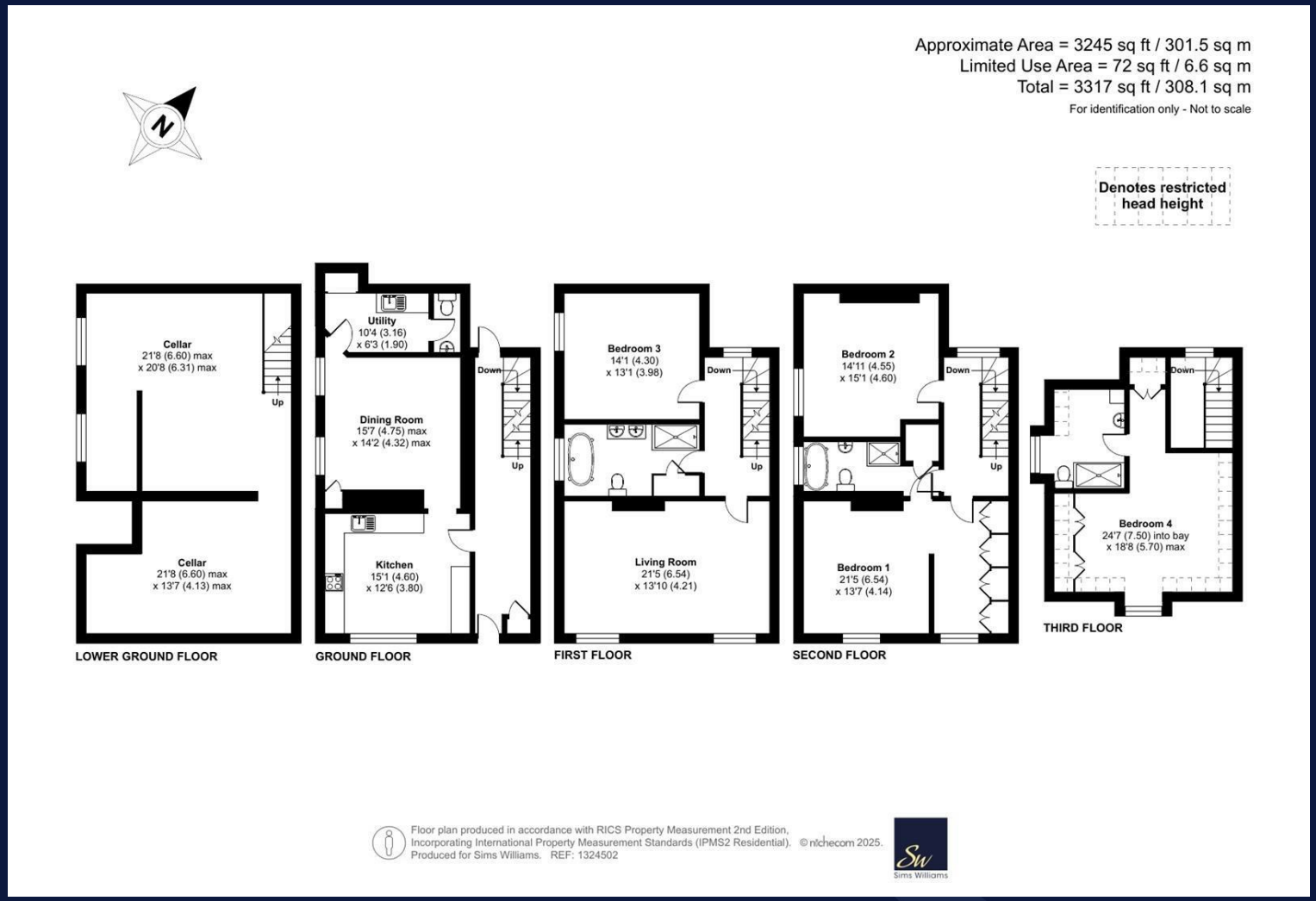
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EPC Band - Current - C Potential - B

Council Tax Band G

From our office at 8a High Street, continue down toward the mini roundabout, turn right and the property can be found immediately on the right hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
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.

8a High Street
Arundel, BN18 9AB

01903 885678
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