



**Guide Price**  
**£415,000**

**Freehold**

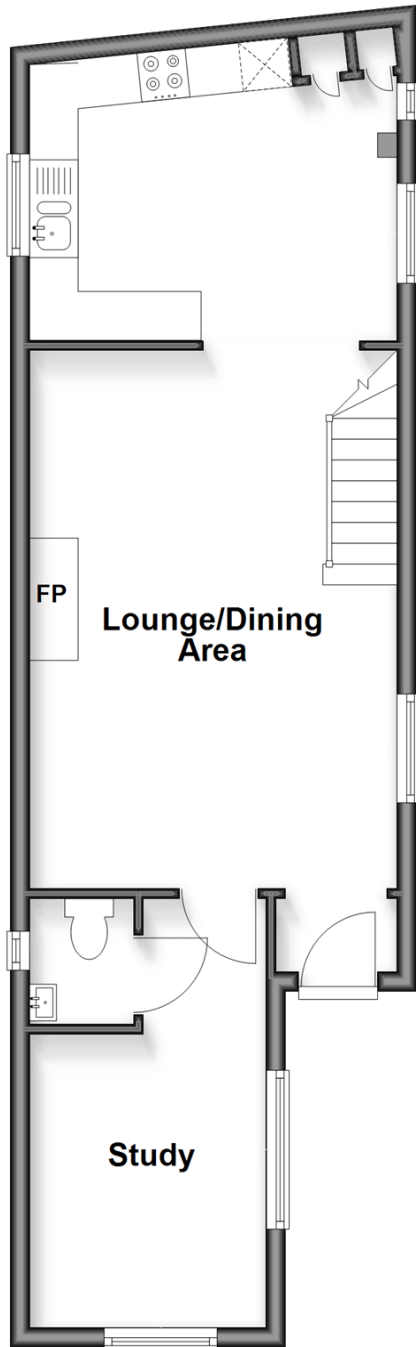
2x  1x  1x 

**Holly Tree Cottage,  
Brewery Hill, Arundel,  
West Sussex BN18**

**cubitt & west**  
Helping you move forwards

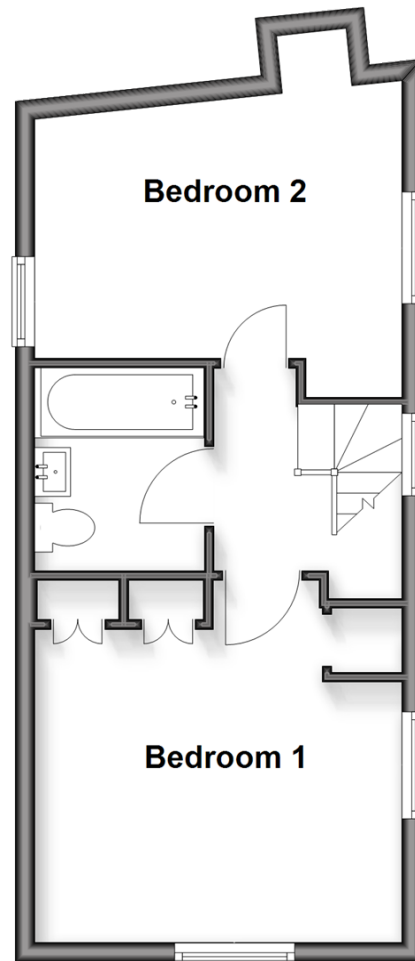
## Ground Floor

Approx. 44.8 sq. metres (481.8 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge/ Dining Area: 18'4 x 12'8 maximum  
(5.59m x 3.86m)

Kitchen : 12'9 x 10'4 (3.89m x 3.15m)

Study/ Bedroom 3: 14'3 maximum x 6'9  
(4.35m x 2.06m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'5 x 11'3 (4.09m x 3.43m)

Bedroom 2: 12'4 x 12'3 into fitted  
wardrobes (3.76m x 3.74m)

Bathroom

### OUTSIDE

Side Garden

Garden Store : 7'8 maximum x 5'7 (2.34m  
x 1.70m)



## Main features

- Tucked away in a quiet side street in the centre of charming Arundel
- Robust oak beams adding depth to the space complemented by oak flooring
- Cosy wood burning stove
- Stylish kitchen with granite work tops and integrated appliances, Private walled garden well planted with pretty borders
- Brick built garden store with power and light



### Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 0.2 miles, Arundel CofE Primary 0.7 miles  
Secondary Schools: St Philip Howard Catholic High School, 4.1 miles, Bishop Luffa CofE High School 10.6 miles



### Transport Information

Train Stations: Arundel 0.6 miles, Ford 1.9 miles, Amberley 3.0 miles



### Address

Holly Tree Cottage, Brewery Hill, Arundel, West Sussex BN18



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



23218099/20260212/RH/DW