Sims Williams



5 ORCHARD PLACE, ARUNDEL, WEST SUSSEX, BN18 9BP



GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1080 SQ FT / 100.3 SQ M
(INCLUDING EAVES)

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

ARUNDEL OFFICE

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OIEO £450,000 Freehold

5, ORCHARD PLACE, ARUNDEL, WEST SUSSEX, BN18 9BP

- Character Cottage
- 2 Double Bedrooms
- New Fitted Kitchen
- Dual-Aspect Sitting/Dining Room
- Feature Fireplace
- Spacious Family Bathroom
- Courtyard Gardens
- Far Reaching Views
- Old Town Location

EPC RATING

Current = E
Potential = B

COUNCIL TAX BAND

Band = D

A charming two bedroom cottage, situated in the heart of Arundel old town with a dual aspect an open plan sitting/dining room, newly fitted kitchen, courtyard garden and wonderful views.

Situated in an elevated position in the heart of historical Arundel with its variety of shops, restaurants, hotels, tourist attractions, leisure & parking facilities. There are good road links via the A27 & A29, whilst Arundel mainline station provides a London & coastal service.

The dual-aspect open plan sitting/dining room features an exposed brick fireplace with log burner style electric fire, storage cupboards and built-in bookcases. The stylish fitted kitchen has low level cupboards, wooden counter tops and tiled splashbacks. There is an integrated electric oven and hob, sink with drainer overlooking the courtyard and space and plumbing for a washing machine and there is a door out to the courtyard garden.

There is a further room off the kitchen which is currently being used as a walk in pantry but could also make an ideal study.

On the first floor is a bright double bedroom with a feature fireplace. The bathroom is of generous size and is fitted with a white suite comprising bath with wall shower, hand wash basin & WC.

The second floor provides a further double bedroom which enjoys stunning far-reaching views and useful eaves storage.

Outside is a secluded tiered courtyard garden which is paved for easy maintenance, with space for table & chairs.

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 at the bottom of the High Street take the second left into Maltravers Street. Proceed along Maltravers Street, take the second right up King Street and a further right into Orchard Place. The property will 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