



# 53 KING STREET

ARUNDEL | BN18 9BN

*SW*

Sims Williams



53, KING STREET, ARUNDEL, BN18 9BN

OFFERS IN EXCESS OF £700,000 FREEHOLD

- Double Fronted End of Terrace Cottage
- Arundel Town Centre
- Modern Fitted Kitchen
- Sitting Room with French Doors
- Separate Dining Room with Feature Fireplace
- Main Bedroom with Ensuite
- Two Further Double Bedrooms
- Courtyard Garden with Store Sheds
- No Onward Chain

A Charming Double-Fronted Cottage in the Heart of Arundel in an elevated position, this delightful cottage enjoys stunning views of Arundel Cathedral.

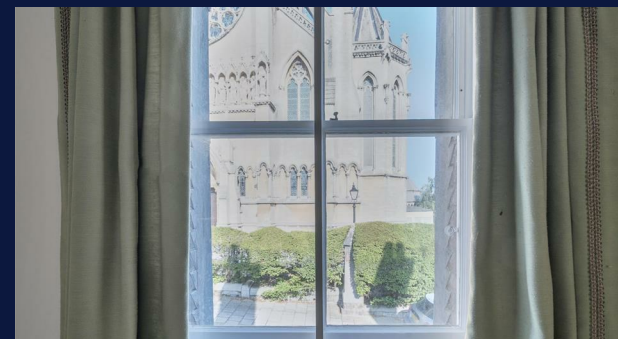
Beautifully presented throughout, the property offers versatile accommodation including three reception rooms, a modern fitted kitchen, three double bedrooms, a courtyard garden, and is offered with no onward chain.

Upon entering, you are welcomed into a spacious dining hall, providing access to all principal ground floor rooms and stairs to the first floor. The sitting room is filled with natural light and features an open fireplace along with French doors opening onto the garden. There is a further reception room, ideal as a study, along with a ground floor cloakroom.

The kitchen has been fitted with a range of modern units and integrated appliances, including a Rayburn cooker, dual ovens, gas hob, and dishwasher. A separate utility room offers additional storage, integrated fridge/freezer, space/plumbing for washing machine and provides access to the side of the property.

Upstairs, the principal bedroom benefits from fitted wardrobes, a well-appointed en-suite bathroom, and views over the garden. There are two further double bedrooms, both of good proportions, and a family bathroom complete with freestanding bathtub, walk-in shower, wash basin and WC.

Externally, the private courtyard garden is attractively paved and bordered with mature planting, offering a tranquil outdoor space. There are also three small but practical garden stores.



















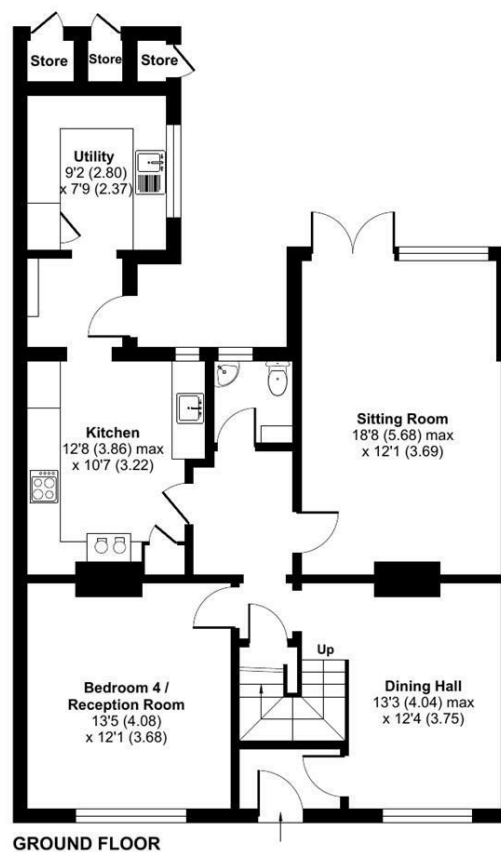




EPC Band - Current - E Potential - C

Council Tax Band F

From the roundabout on the junction of the A27 and the A284, head into Arundel along Maltravers Street and take the second left turning into King Street. 53 King Street can be found at the top of the street on the left hand side.

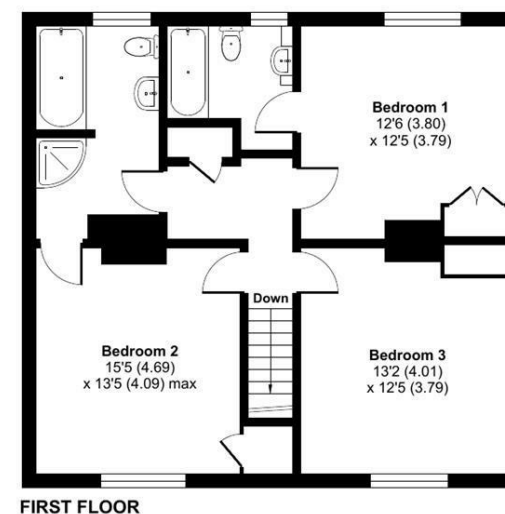


Approximate Area = 1702 sq ft / 158.1 sq m (excludes store)

Outbuilding = 11 sq ft / 1 sq m

Total = 1713 sq ft / 159.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Sims Williams. REF: 1309726



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.

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