Sims Williams

HONEYSUCKLE COTTAGE, 76 FITZALAN ROAD, ARUNDEL, WEST SUSSEX, BN18 9JY

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

APPROXIMATE GROSS INTERNAL AREA = 822 SQ FT / 76.4 SQ M
GARAGE = 146 SQ FT / 13.6 SQ M
TOTAL = 968 SQ FT / 90.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

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£400,000 Freehold

HONEYSUCKLE COTTAGE, 76, FITZALAN ROAD, ARUNDEL, WEST SUSSEX, BN18 9JY

- End of Terrace Cottage
- Living Room with Log Burner
- Fitted Kitchen/Dining Room
- Two Double Bedrooms
- Modern Fitted Shower Room
- Private Rear Garden
- Fabulous Countryside Views
- Garage & Parking
- Offered with No Onward Chain

EPC RATING

Current = E
Potential = D

COUNCIL TAX BAND

Band = C

An opportunity to purchase this attractive two-bedroom end-of-terrace home has been thoughtfully extended to offer a superb blend of character and contemporary living with quality double glazed sash windows.

The ground floor features a welcoming sitting room with a wood-burning stove, leading through to a bright and spacious kitchen/breakfast room with underfloor heating, integrated appliances, space for dining, a skylight, and bifold doors opening onto the rear garden, an ideal space for both everyday living and entertaining.

On the first floor, the principal bedroom enjoys views across the adjoining horse field and benefits from a walk-in wardrobe and striking feature fireplace wall, alongside a stylish modern shower room with under floor heating. The top floor provides a light and airy triple-aspect bedroom.

Outside, is a lovely easy to maintain garden which benefits from side and rear access, while a garage and parking provide added convenience.

Disclaimer
As the sellers 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.

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