BRIDGE HOUSE

QUEEN STREET | ARUNDEL | BN18 9JG

Sims Williams

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GUIDE PRICE £1,175,000 FREEHOLD

- Georgian End of Terrace Home
- Beautifully Presented Throughout
- Castle, Cathedral & Town Views
- Bespoke Fitted Kitchen/Breakfast Room
- Spacious Living Room with Open Fireplace
- Principal Bedroom with Ensuite
- 4 Further Double Bedrooms
- Private Courtyard Garden
- Garage & Parking

A fabulous opportunity to purchase this beautifully presented Georgian property, ideally situated in a convenient location in the heart of Arundel, within easy reach of the town's range of shops, restaurants, pubs and open air swimming pool. Arundel mainline railway station is just a short walk away, while excellent road connections to Chichester, Brighton and the surrounding areas are provided via the A27 and A29.

The ground floor features attractive solid wood flooring throughout and offers a welcoming reception hall with electric fireplace and cloakroom. The library/games room is fitted with book shelving, enjoys views towards Arundel Castle and provides access to the cellar.

There are two double bedrooms on the ground floor, including bedroom four which benefits from an en suite bathroom. A well-appointed utility room offers a range of fitted units, ample space and plumbing for appliances, and direct access to the rear garden.

The first floor boasts an impressive double-aspect drawing room with wonderful views, an open fireplace and a bay window overlooking Arundel Castle and Cathedral. Double doors lead through to the dining room/home office, which enjoys further delightful views across the River Arun.

The bright and spacious kitchen/breakfast room is fitted with a range of bespoke units providing excellent storage, along with a Range cooker and space and plumbing for additional appliances. There is ample room for a dining table and chairs, and double doors open onto a raised terrace enjoying elevated views over the river and surrounding countryside.

On the top floor, the principal bedroom enjoys rural views, fitted wardrobes and a modern en suite shower room. There are two further double bedrooms, both benefiting from far-reaching views across Arundel, along with a family bathroom comprising a bath, wash basin and WC.

Outside, the private rear garden is designed for low maintenance, featuring raised borders and a courtyard seating area, with steps leading up to the first-floor terrace. A double garage, accessed via a driveway adjacent to the bridge, is equipped with power, lighting and ev charger. There is off street parking for up to three cars.

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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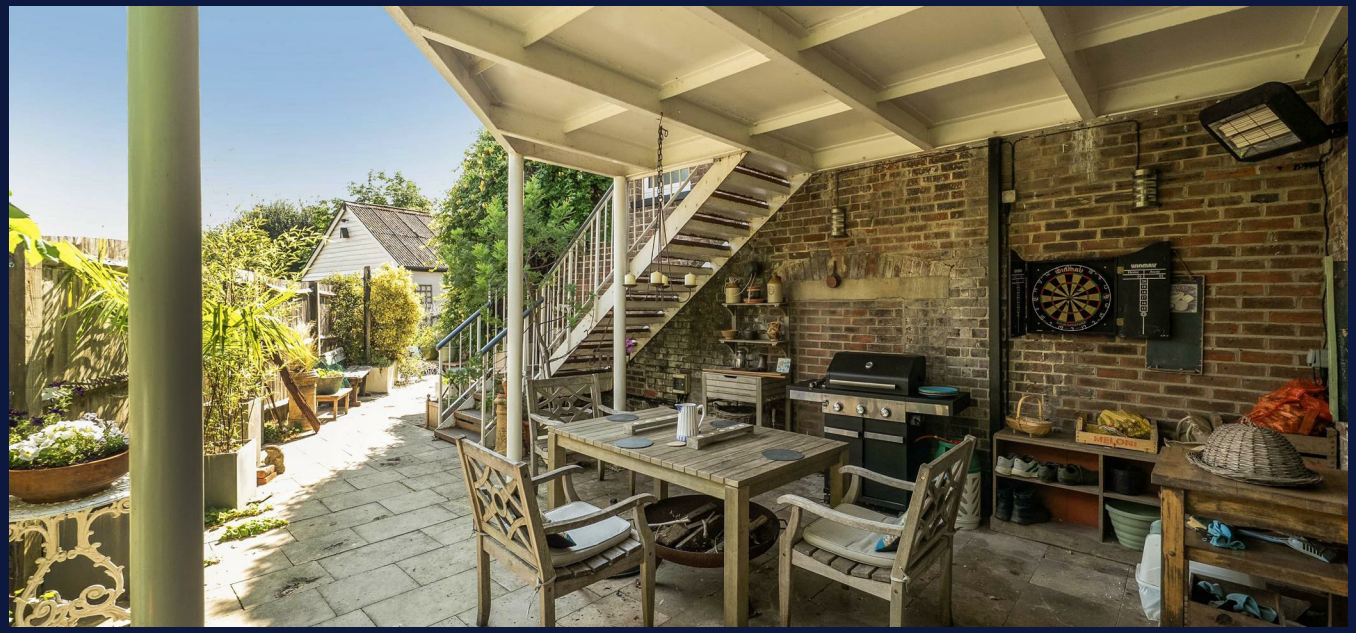

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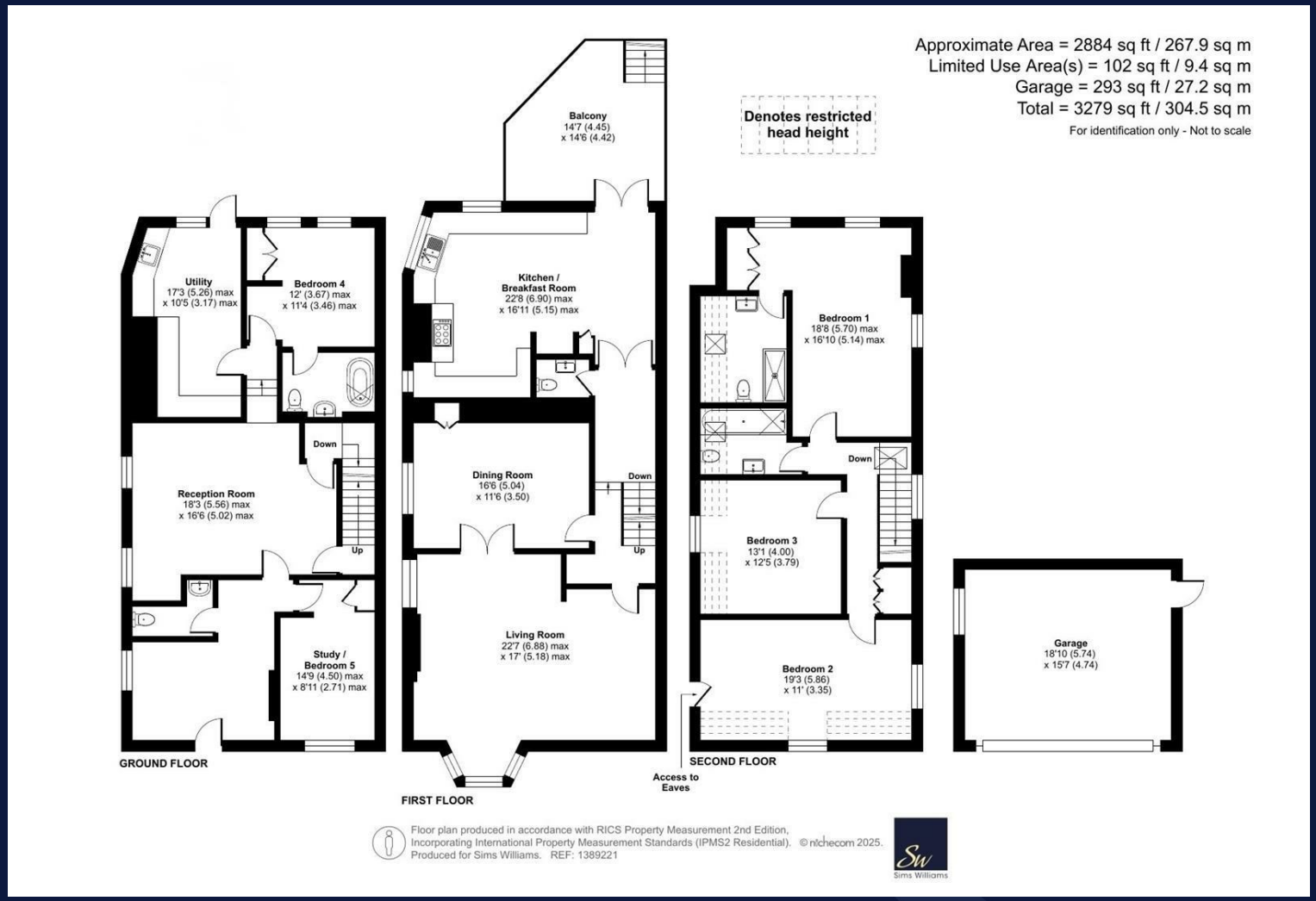
EPC Band - Current - D Potential - C

Council Tax Band G

From our Arundel Office proceed southwards, over the bridge into Queen Street. The property will be found on the left 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.

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