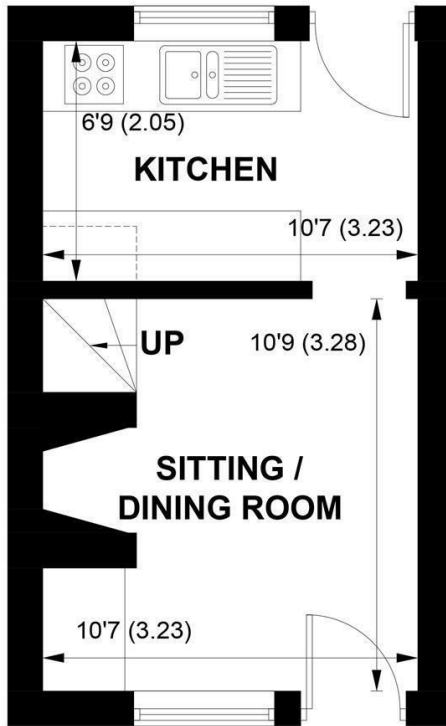


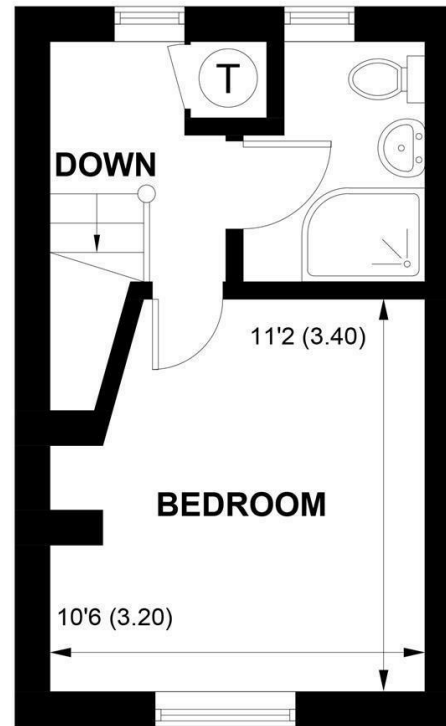
SW



12 PARK PLACE, ARUNDEL, BN18 9BE



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 385 SQ FT / 35.8 SQ M  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
 Produced for Sims Williams

# OIEO £300,000 Freehold

12, PARK PLACE,  
ARUNDEL,  
BN18 9BE

- Flint Fronted Character Cottage
- Old Town Location
- Sitting Room with Feature Fireplace
- Refurbished Kitchen with Stable Door
- Double Bedroom with Feature Fireplace
- Quiet Location
- Courtyard Garden
- Brick Store Room

## EPC RATING

Current = D  
Potential = A

## COUNCIL TAX BAND

Band = C

An attractive period one bedroom terraced cottage in immaculate order throughout, located in a quiet road, in the heart of Arundel Old Town and within walking distance to shops and mainline station.

Entering into the property, the ground floor comprises sitting room with feature fireplace and built in cupboard.

The kitchen has been recently refurbished with fitted eye and base level cupboards and drawers and brand new appliances. There is a window overlooking the rear garden and a stable door leading out to the garden.

The first floor has a double bedroom with a window over looking the Arundel stables, feature fireplace and hanging clothes space.

The shower room is part tiled with white suite comprising shower, sink and W.C. There is an airing cupboard on the landing which houses a water tank and laundry storage.

The rear courtyard is ideal for alfresco dining and is hard landscaped for ease with a raised planting bed. There is a brick built store with door and window for natural light, which perhaps could be turned into a small office space or hobby room.

## Directions

From the roundabout on the A27 and A284, proceed into Arundel along Maltravers Street. Take the first turning on the left into Park Place where the property will be found on the right-hand side.

## 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.

