

76 MALTRAVERS STREET

ARUNDEL | BN18 9DS

Sims Williams

76, MALTRAVERS STREET, ARUNDEL, BN18 9DS

GUIDE PRICE £599,950 FREEHOLD

- Elegant Terraced Cottage
- Beautifully Presented throughout
- 2 Reception Rooms with Feature Fireplace
- Kitchen/Breakfast Room
- 3 Double Bedrooms with Ensuites
- Sought After Location
- Superb Views Over Paddocks
- Landscaped Garden with Studio
- No Onward Chain







An elegant Grade II Listed terraced house in highly sought after location in Arundel. The accommodation is arranged over three floors and benefits from flexible accommodation, together with a delightful secluded rear garden with superb views.

Situated in a convenient location, accessible to local shopping and leisure facilities. Arundel mainline train station with its London and coastal service is within a mile, whilst good road links via the A27 and A29 are also close by.

The property is beautifully presented throughout and offers versatile accommodation comprising an attractive lower ground floor open plan living room with feature fireplace and fitted cupboards either side. There is a back door giving access to the rear and front garden.

The bright kitchen has been fitted with a range of cream units and solid wood worktops that have been integrated with dishwasher, oven and gas hob. There is a cloakroom located on this floor.

On the ground floor is a charming snug with feature fireplace and views over the gardens, and a double bedroom to the front of the property benefitting from an ensuite shower room and two fitted wardrobes.

The first floor offers two good sized double bedrooms one benefitting from fitted wardrobes and ensuite bathroom and the other from a newly fitted shower room.

Outside is a landscaped secluded rear garden with terraced patio and garden studio. The property is offered with no onward chain.

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.



















Grade II Listed

Council Tax Band D

From our office, head up the hill and turn left into Maltravers Street. Walk towards the end of the road and number 76 is on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 1201 SQ FT / 111.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 © Produced for Sims Williams

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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