

SW

Sims Williams



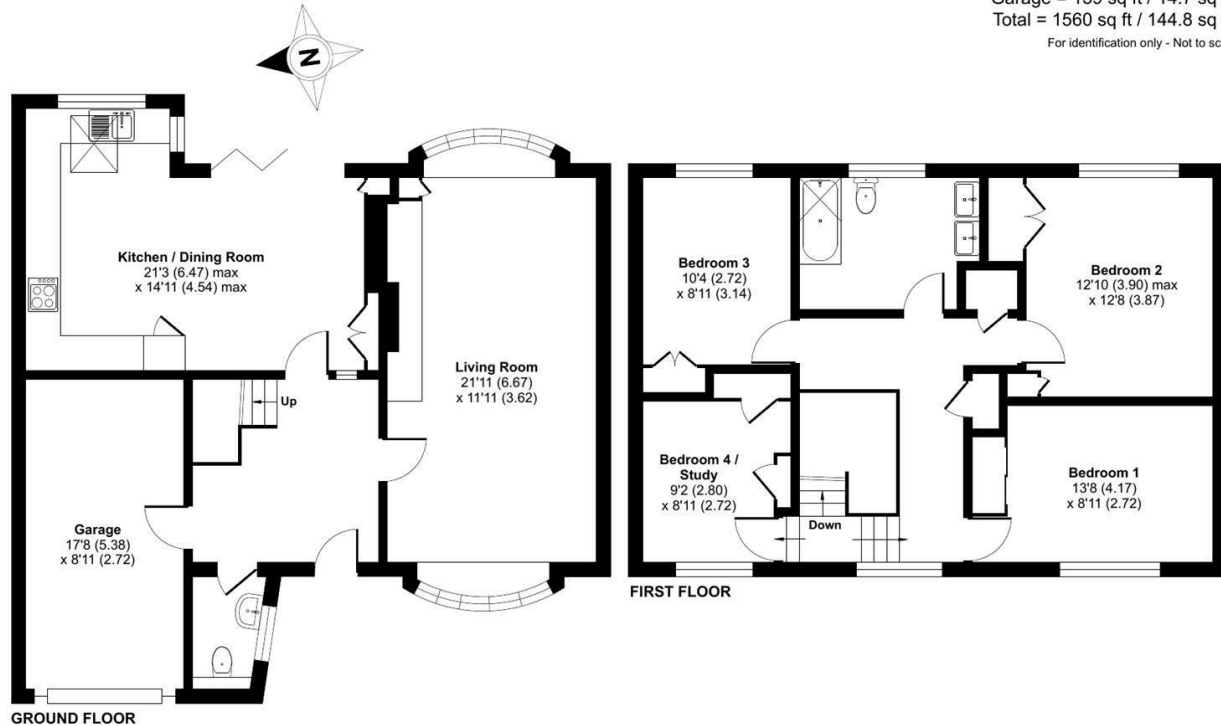
14 KING STREET, ARUNDEL, WEST SUSSEX, BN18 9BW

Approximate Area = 1401 sq ft / 130.1 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1560 sq ft / 144.8 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). © nclhcom 2025. Produced for Sims Williams. REF: 1347890



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£2,250 PCM

14, KING STREET,
ARUNDEL,
WEST SUSSEX, BN18 9BW

- Beautifully Refurbished Four-Bedroom Home
- Elevated Position In Central Arundel
- Open-Plan Kitchen Dining With Bifold Doors
- Double Aspect Sitting Room
- Three Double Bedrooms With Wardrobes
- Stylish Bathroom With Twin Vanity Basins
- Landscaped Walled Garden
- Integral Garage With Power
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = F

A beautifully presented end-of-terrace four-bedroom property, this home enjoys an elevated position in the heart of historic Arundel. Refurbished to a high standard and finished with modern radiators and double glazing throughout, it combines generous accommodation with a light-filled, stylish design. Its central position, just moments from Arundel's shops, cafés, and historic landmarks, makes it a rare opportunity in a highly sought-after location.

A stepped approach leads to a spacious entrance hall with wooden flooring, giving access to a ground-floor cloakroom and the integral garage. The garage is well equipped with lights, power, an electric roller garage door, a water softener, and the boiler.

The open-plan kitchen and dining room forms the heart of the home, offering a superb range of fitted units with a Rangemaster cooker and integral dishwasher, space for American style fridge/freezer, while a separate utility cupboard housing washing machine and tumble drier. Bifold doors connect the dining area with the rear garden, seamlessly blending indoor and outdoor living.

On the first floor, a split-level landing with a built-in bookcase leads to a versatile fourth bedroom, currently used as a study with fitted cupboards. Three further double bedrooms, all with fitted wardrobes, are complemented by a modern family bathroom featuring a D-shaped bath with shower over, twin vanity basins, and WC. Additional storage is provided by an airing cupboard and further fitted cupboard.

The hard-landscaped rear garden, with attractive planting, lighting, and an outside tap, provides a private alfresco dining area ideal for entertaining.

Finished with modern radiators and double glazing throughout, this home is bright, stylish, and practical. Its central position, just moments from Arundel's shops, cafés, and historic landmarks, makes it a rare opportunity in a highly sought-after location.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

