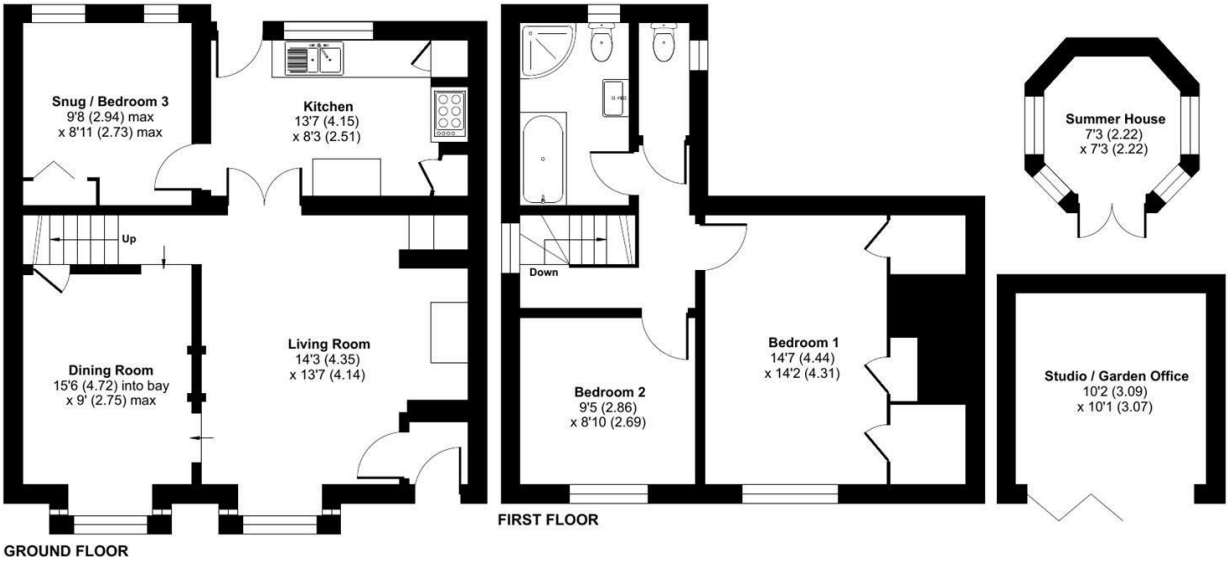


Sims Williams

BREWERY COTTAGE, 10, QUEEN STREET, ARUNDEL, BN18 9JG



Approximate Area = 1003 sq ft / 93.1 sq m
Outbuildings = 149 sq ft / 13.8 sq m
Total = 1152 sq ft / 106.9 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). © nichecom 2026. Produced for Sims Williams. REF: 1480361

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£585,000 Freehold

BREWERY COTTAGE, 10, QUEEN STREET,
ARUNDEL,
BN18 9JG

- Well Presented Cottage
- Grade II Listed
- Dual Aspect Living Room with Inglenook Fireplace
- Abundance of Character Throughout
- Fitted Kitchen with Stable Door
- 2/3 Bedrooms
- Located in the Heart of Arundel Town Centre
- Hard Landscaped Garden
- Summer House & Garden Studio/Office

Grade II Listed

COUNCIL TAX BAND

Band = E

A charming and characterful Grade II Listed cottage, ideally situated in the heart of Arundel, offering beautifully presented accommodation enriched by an abundance of period features, including an impressive inglenook fireplace, exposed beams and bay windows.

The accommodation centres around a light-filled open-plan living/dining room, where the inglenook fireplace creates a striking focal point. The fitted kitchen offers a range of storage, including a walk-in pantry, space for appliances and opens directly onto the garden. A versatile ground floor room provides ideal space for a snug, guest bedroom or home office.

On the first floor are two well-proportioned double bedrooms, a family bathroom and separate cloakroom. A substantial boarded loft offers excellent storage and potential for conversion.

A particular feature of the property is the delightful south-facing walled courtyard garden, thoughtfully landscaped to provide a private setting for outdoor entertaining. Complementing the garden are a detached studio with bi-fold doors, ideal for home working or creative pursuits, a charming summer house, storage shed and side access.

Combining historic character with modern versatility, this delightful cottage enjoys a prime town-centre position, just moments from Arundel's renowned amenities, independent shops, cafés and historic attractions.

Directions

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

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.











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