


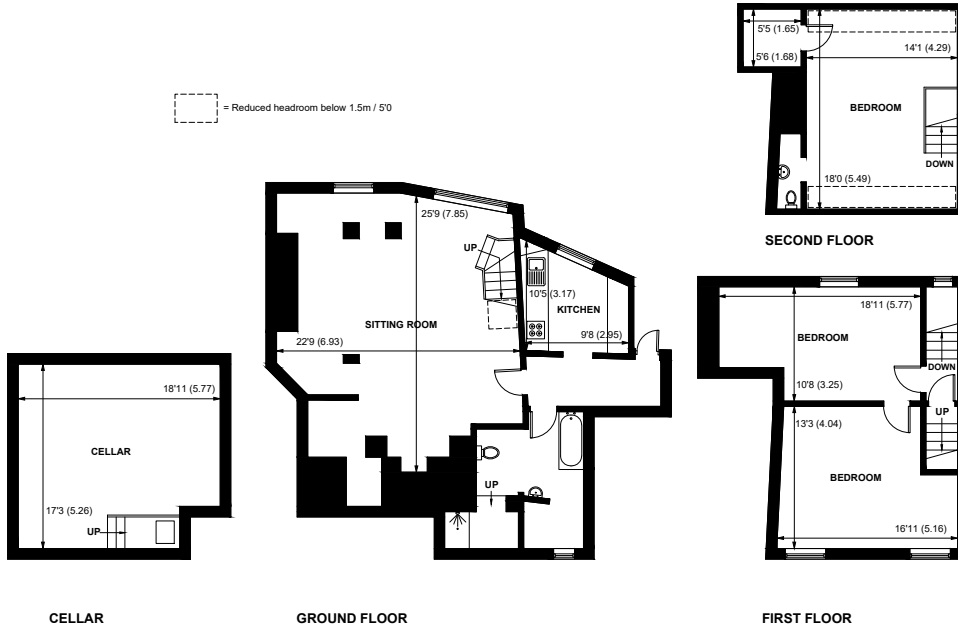
SW

Sims Williams



Crown House, Crown Yard, Arundel, BN18 9JW

 = Reduced headroom below 1.5m / 5'0"



APPROXIMATE GROSS INTERNAL AREA = 1637 SQ FT / 152.1 SQ M
CELLAR = 310 SQ FT / 28.8 SQ M
TOTAL = 1947 SQ FT / 180.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018 ©
 Produced for Sims Williams

Guide Price **£395,000** Freehold

Crown House, Crown Yard,
Arundel, BN18 9JW

- Charming Period Cottage
- Wealth of Character
- Generous Size Living Room
- Wine Cellar
- Fitted Kitchen
- Modern Family Bathroom
- Three Double Bedrooms
- Private Parking
- Central Location

COUNCIL TAX BAND

Band = E

A truly charming Grade II Listed period cottage set in the heart of Arundel benefiting from private parking. The property is believed to be the oldest property in Arundel, dating back to the 15th century and boasts a wealth of character.

Situated in a central position in the heart of Arundel with its variety of shops, restaurants, hotels, tourist attractions, leisure & parking facilities. There are good road links via the A27 & A29, whilst Arundel mainline station provides a London & coastal service.

The ground floor accommodation comprises entrance hall, leading to kitchen which is fitted with a range of units with space for appliances. The living room is of generous size and features exposed beams, wooden flooring, and access to the wine cellar.

On the first floor are two spacious double bedrooms, with a further double bedroom on the second floor, benefiting from a storage cupboard and ensuite with WC & hand wash basin.

The modern family bathroom is located on the ground floor

comprising bath, WC, hand wash basin, separate shower, together with a utility area.

Outside, the property benefits from private parking for one car.

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 relating to title or other legal 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.

DIRECTIONS

From our office, head across the road towards Pizza Express. Walk down the small tarmac where you will find Crown House on the right hand side.

