



OLD HOSPITAL HOUSE

KING STREET | ARUNDEL | BN18 9BN



OLD HOSPITAL HOUSE

47A, KING STREET, ARUNDEL, BN18 9BN

GUIDE PRICE £1,250,000 FREEHOLD

- Handsome Period House
- Fully Refurbished Throughout
- High Ceilings
- Dual-Aspect Sitting/Dining Room
- Second Reception Room
- Impressive Kitchen/Breakfast Room
- Four Double Bedrooms
- Modern Family Bathroom & Ensuite
- Walled Garden

A handsome end terrace period house situated in a sought-after location in the heart of Old Arundel. The property has been refurbished throughout to a very high standard and benefits from high ceilings, original features and prominent views of Arundel Cathedral.

The ground floor accommodation comprises an entrance lobby opening into a large welcoming vestibule with a central staircase and cloakroom with WC & hand wash basin.

The dual-aspect sitting/dining room is complete with an original feature fireplace and stove, together with double doors opening to the garden. The second reception room offers a further original fireplace, fitted shelving and wooden flooring.

The impressive triple-aspect kitchen/breakfast room has been fitted with a range of units with integrated appliances including two ovens, a combi microwave and central island with hob and breakfast bar. There are two sets of doors opening to the gardens.

On the first floor, the spacious landing leads to the four double bedrooms which are of generous size and feature original fireplaces. The master bedroom enjoys a feature wall with dressing area behind and overlooks the garden. The stylish family bathroom is fitted with a bath, separate shower, hand wash basin & WC. There is a modern ensuite shower room to the second bedroom.

Outside, the West facing walled garden is paved for easy maintenance and benefits from rear access from the adjoining private communal Duke of Norfolk gardens.



OLD HOSPITAL HOUSE

47A KING STREET, ARUNDEL, BN18 9BN

WWW.SIMSWILLIAMS.CO.UK



OLD HOSPITAL HOUSE

47A KING STREET, ARUNDEL, BN18 9BN

WWW.SIMSWILLIAMS.CO.UK



OLD HOSPITAL HOUSE

47A KING STREET, ARUNDEL, BN18 9BN

WWW.SIMSWILLIAMS.CO.UK



OLD HOSPITAL HOUSE

47A KING STREET, ARUNDEL, BN18 9BN

WWW.SIMSWILLIAMS.CO.UK



OLD HOSPITAL HOUSE

47A KING STREET, ARUNDEL, BN18 9BN

WWW.SIMSWILLIAMS.CO.UK



OLD HOSPITAL HOUSE

47A KING STREET, ARUNDEL, BN18 9BN

WWW.SIMSWILLIAMS.CO.UK

EPC Band - Current - E Potential - C

Council Tax Band F

From the Arundel office head up the High Street, take the second left down Maltravers Street. Proceed along Maltravers Street and take a second right into King Street, the property will be found on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 2670 SQ FT / 248.1 SQ M
(EXCLUDING VOID)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
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.

8a High Street
Arundel, BN18 9AB

01903 885678

WWW.SIMSWILLIAMS.CO.UK