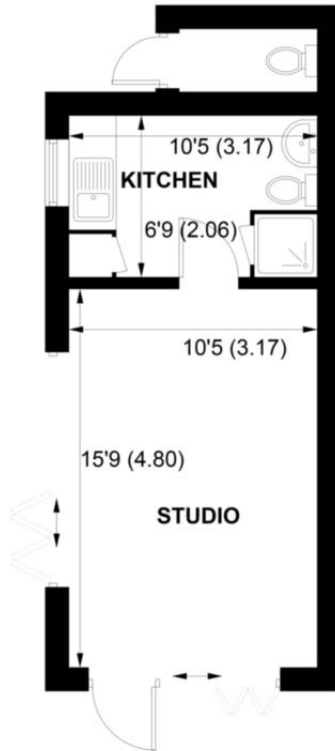


*Sw*

Sims Williams



The Garden Room, Queen Street, Arundel, BN18 9JG



## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 263 SQ FT / 24.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©  
Produced for Sims Williams

**ARUNDEL OFFICE**

8a High Street  
Arundel  
BN18 9AB

Tel 01903 885678  
arundelsales@simswilliams.co.uk  
simswilliams.co.uk

# Guide Price £135,000 Freehold

The Garden Room,  
Queen Street, Arundel, BN18 9JG

- Riverside Garden Room
- Mixed Use
- Dual-Aspect Studio
- Kitchen Area
- Shower Room
- River & Castle Views
- Delightful Garden
- Tucked Away Location

An opportunity to purchase a delightful mixed use riverside garden room & studio tucked away in Arundel town centre offering superb river and Castle views.

The property usage is sui generis and has previously been used as artist studio, garden room, and occasional overnight accommodation.

The accommodation currently comprises a bright dual-aspect studio featuring wooden flooring & two sets of bifold doors which allows you to enjoy the wonderful surrounding views.

Off the main room is a kitchen with sink unit and shower room with shower cubicle, hand wash basin & WC.

Outside is an attractive garden which is mainly laid to lawn with a decked area and overlooks the River Arun & Arundel Castle. There is also an outdoor WC & storage area.

*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 at 8a High Street, continue straight over the mini roundabout onto Queen Street. Take a left down the passageway after the bridge and the property will be found through the first gate on the left hand side.

