



7 Arun Street  
Arundel, West Sussex, BN18 9DL



## 7 Arun Street

Located within the heart of Arundel sits this character cottage, with accommodation set over three floors and a private rear garden. The open plan ground floor has a good size sitting/dining room that leads on to the well-appointed kitchen, with a range of integrated appliances. From the kitchen a door opens into the garden room which in turn opens out to the spacious rear garden. There are two good sized double bedrooms located over the first and second floors with an attractive bathroom suite located on the first floor. The rear garden of this stunning cottage is a particular feature, of generous size, with an extremely pretty brick and flint wall to the rear.

- Charming character cottage
- Exceptionally well presented
- 2 double bedrooms
- 2 reception rooms
- Impressive open plan living space
- Generous private garden
- Popular location
- Vendor suited







## Services

Water, gas, electricity and mains drainage are connected.  
Please note that none of the services or appliances have been tested by Pegasus.

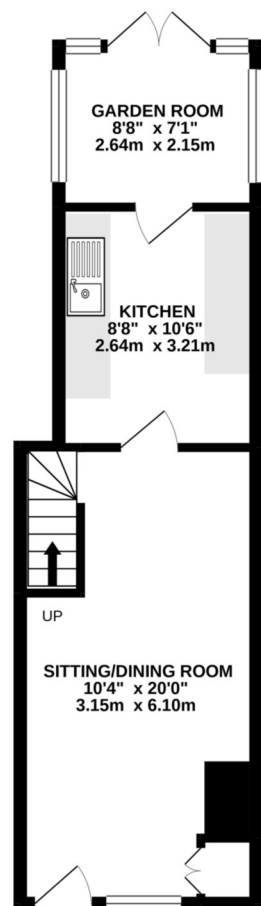
## Council Tax

Arun District Council Tax: Band C

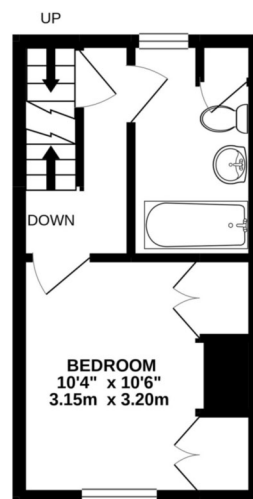
## Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.

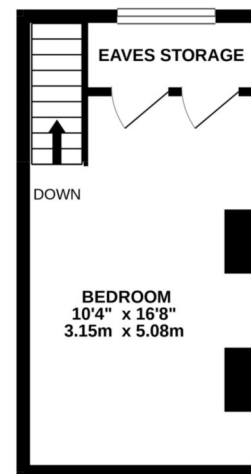
353 sq.ft. (32.8 sq.m.) approx.



201 sq.ft. (18.6 sq.m.) approx.



200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Pegasus Properties

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