PEGASUS
PROPERTIES

6 Wicks Farm Cottages
Ford Lane
Ford
Arundel
BN18 0DQ

The Property Ombudsman

01243 940940 | barnham@pegasusproperties.co.uk
www.pegasusproperties.co.uk

2/3 Bedroom Semi-Detached Cottage

£399,950 Freehold

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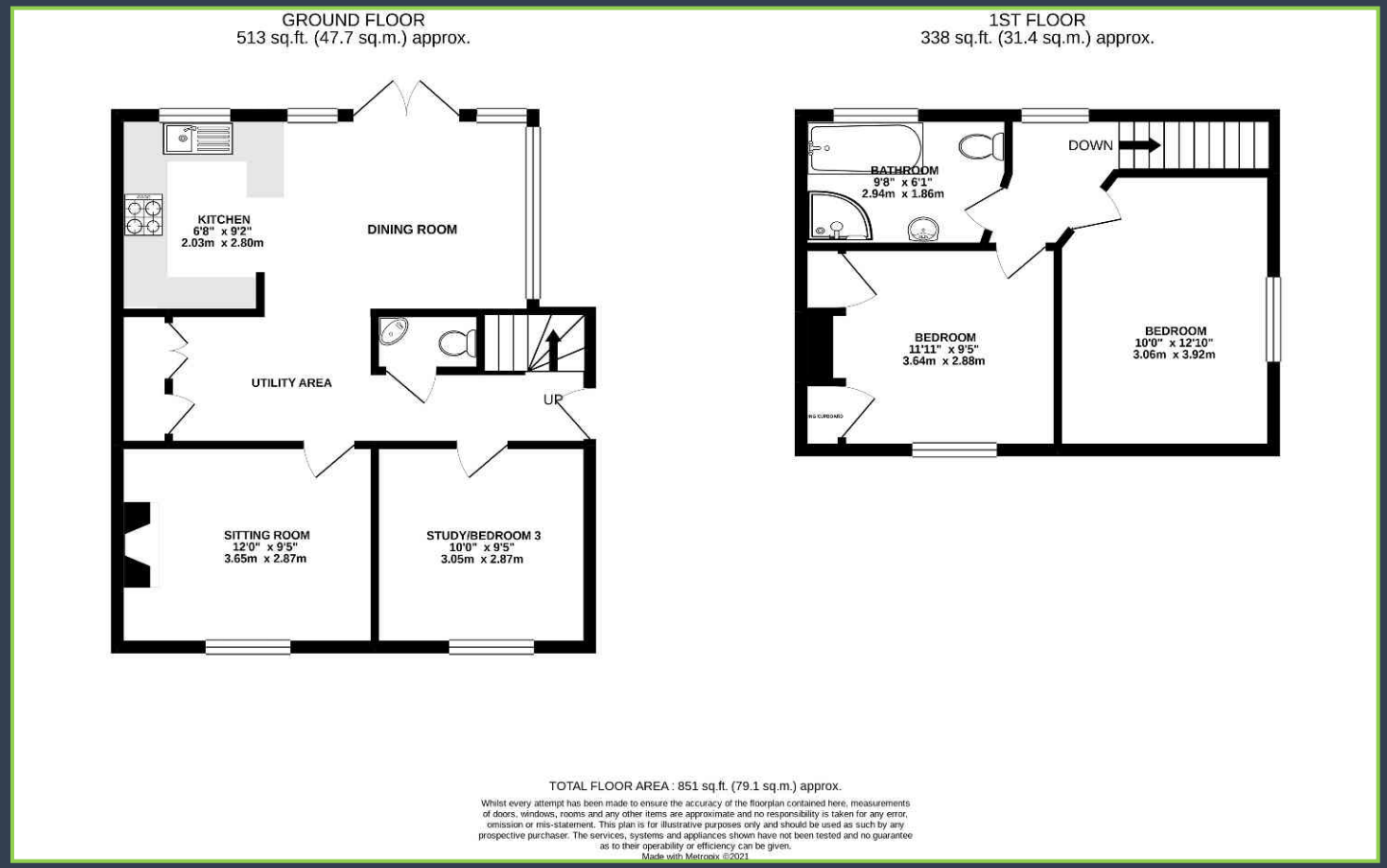
Floor Plan:

- Popular semi-rural location
- Close to mainline train station
- 2/3 bedrooms
- Large open plan dining/living space
- Well-equipped modern kitchen
- Attractive larger than average landscaped rear garden
- Studio/office
- Driveway parking



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The Property:

A beautifully presented character home, located within a picturesque semi-rural location on the fringes of the six villages, with its plethora of amenities and mainline train stations to London from either Ford or Barnham.

The accommodation is set over two floors, with the ground floor comprising a modern open plan kitchen/dining room, utility area, cloakroom, formal sitting room with working fireplace and study/bedroom three. A further two good double bedrooms and a modern family bathroom are located on the first floor.

Of particular note is the attractive landscaped rear garden which boasts a large patio area leading to attractive lawns and an ornamental pond. To the rear of the garden is a greenhouse which is a recent addition to this pretty garden with two further timber outbuildings to the side of the house, one of which would serve as a home office or art studio.

The Location:

The hamlet of Ford sits on the outskirts of the pretty village of Yapton and the cathedral town of Arundel with its impressive Norman castle sits on the boundary of the South Downs National Park. Consistently considered as one of the finest towns in the country and made famous internationally for its antique dealerships. Once a thriving fishing town the public houses and fisherman's cottages have made way for traditional tearooms, boutiques and an eclectic mix of independent restaurants. Now well known for its numerous festivals throughout the year including the Art trail, Food Festival and Arundel by Candlelight.

There is a wide choice of sporting and recreational activities in the surrounding area including horse racing at both Goodwood and Fontwell Park; Car Racing at Goodwood Motor Circuit famously hosting its annual Festival of Speed and Revival meetings; polo at Cowdray Park; glorious beaches at the Witterings; dinghy sailing from numerous clubs along the coast with substantial harbours and marinas at Chichester and Littlehampton for mooring larger yachts; numerous golf courses; walking and riding in the rich surrounding countryside.

Property Information

Services: Mains gas, electricity, water and drainage. Broadband available
Council Tax: Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band C

Welcome to Pegasus Properties

About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.

Professionalism, Quality, Responsiveness, Value

“Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat!”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with
consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don’t want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend (and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E

Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.

Professional Service

You only get once chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.

Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UKs major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.

Your local Property Professional

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