



Millbrook Cottage,
309 South Stoke,
Arundel,
West Sussex,
BN18 9PF



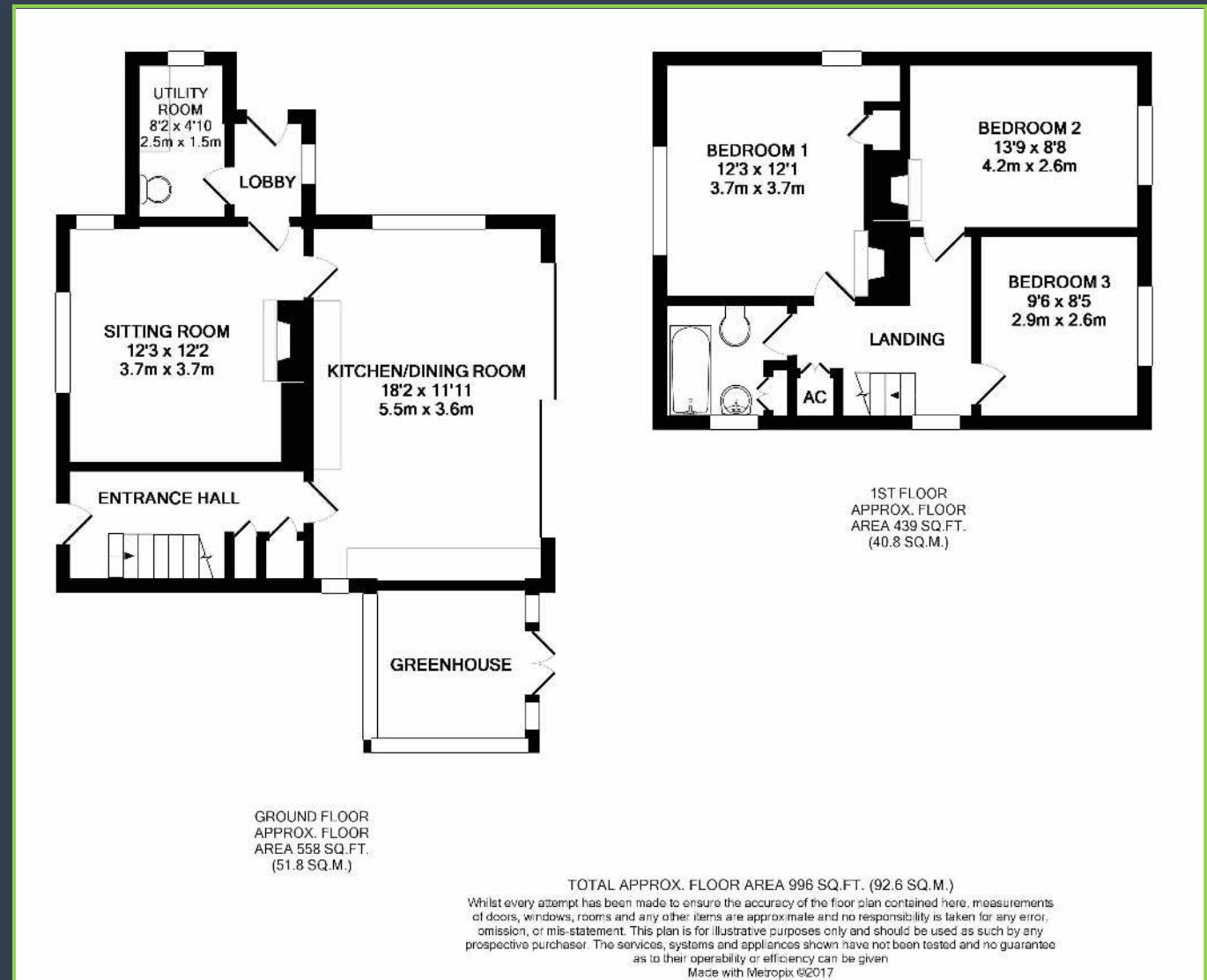
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3 Bedroom Detached Cottage
£850,000 Freehold

Floor Plan:

- Picturesque location
- Beautifully presented
- Stunning rural views
- 3 good sized bedrooms
- Open plan kitchen/dining room
- Detached timber studio
- Attractive gardens
- Historic planning permission to extend













The Property:

A beautifully presented, quintessential English cottage set well within its grounds, and enjoying breathtaking views over surrounding countryside. Built in the 1930's and located in the heart of the pretty hamlet of South Stoke, within the South Downs National Park and on the fringes of the historic market town of Arundel with its eclectic mix of shops, restaurants and railway station which is direct to London Victoria.

Boasting three double bedrooms, modern kitchen/dining room, formal sitting room, utility room and cloakroom. The property sits well in its grounds with a gated driveway to the front. The rear garden offers stunning rural views, with a decked area and good-sized lawns along with a glass house and a detached timber studio.

The Location:

The historic rural hamlet of South Stoke (which also enjoys AONB and SSSI status) is on the fringes of the cathedral town of Arundel, with its impressive Norman castle, and just a walk from the famous Black Rabbit waterside pub.

Dating back to the Domesday Book of 1085-86 with its stunning 11th Century Church, which provides a community locus. South Stoke has recently been referred to by Richard Williamson, a natural history journalist as follows:

'Eventually we reached South Stoke, the loveliest hamlet in the world, perched up on a hill surrounded by its old horse chestnuts, poplars, scots pines and holm oak'.

The market town of Arundel is consistently considered as one of the finest locations in the country and made famous internationally for its antique dealerships. Once a thriving fishing port 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.

Property Information

Services: Mains electricity, water, oil fired central heating, cesspit drainage.

Broadband - higher speed connection is readily and easily available through a mobile 4G antenna, router and sim card.

Council Tax: Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band E

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 your 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 it's 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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