



6 River Road
Arundel, West Sussex, BN18 9DH

6 River Road

Set in the heart of the historic market town of Arundel, is this immaculately presented, bright cottage. Positioned in one of the more convenient positions being just off the High Street, this bright, pretty cottage provides accommodation arranged over two floors and an array of charm.

Freehold · 2 double bedrooms · 2 bathrooms · Characterful · Courtyard garden · Town centre



Description

In recent years, this delightful cottage has been sympathetically renovated and, alongside contemporary living, it also offers character and original charm.

To the ground floor there is a bright open plan sitting room, kitchen and conservatory, with solid wooden floor throughout. The sitting room also features an electric wood effect burner and a Georgian style sash window to the front. The kitchen has been fitted with a range of neutral units, which also incorporate an electric hob and cooker and space for a dishwasher and fridge/freezer. The conservatory is currently used as a dining room and has patio doors out onto the sunny courtyard with its feature flint wall and a gate

providing rear access to River Road. There is also a bathroom on this level with a white wash hand basin, WC and bathtub.

On the first floor there are two double bedrooms with pretty character features including brick exposed fireplace, light wooden beams, sash windows and original solid wood floorboards. The master bedroom also benefits from a vaulted ceiling and a modern en-suite shower room.

Location

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 it's annual Festival of Speed and Revival meetings; polo at Cowdray park; glorious beaches at the Witterings.

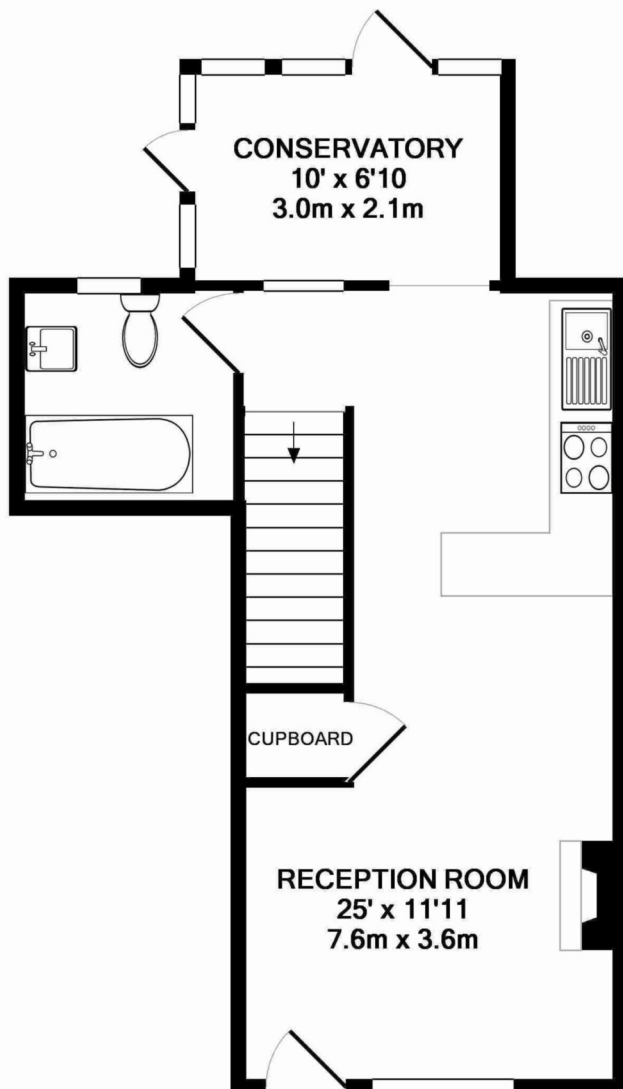


Services
Water, gas, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

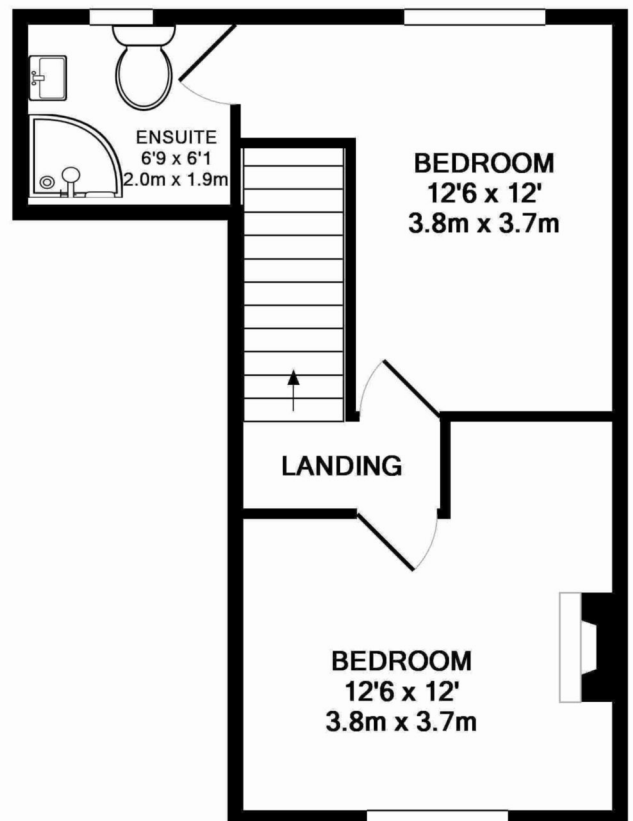
Council Tax
Arun District Council Tax: Band D

Reference
PEG - 6riv

Viewings by appointment only
Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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