



Knapstone Cottage, 12 Arun Street  
Arundel, West Sussex, BN18 9DL



## Knapstone Cottage, 12 Arun Street

Set in the heart of the historic market town of Arundel, is this beautifully presented flint cottage. Located in one of the more favoured positions being just off Tarrant Street, this spacious cottage has recently undergone a schedule of updating and provides accommodation arranged over three floors, including a stunning open plan reception space and two double bedrooms.

Freehold · Beautifully presented · 2 double bedrooms · Open plan reception space · Spacious cottage · Southwest facing garden

### Description

Set in the heart of the historic market town of Arundel, is this beautifully presented flint cottage. Located in one of the more favoured positions being just off Tarrant Street, this spacious cottage provides accommodation arranged over three floors. To the ground floor there is a large open plan sitting and dining area with exposed brick feature fireplace and stripped wooden floors and flint walls. The kitchen is a particular feature, this well-appointed space is large for a cottage, with an adjoining utility area and ground floor cloakroom. From this area, doors lead out to the pretty walled garden.

The master bedroom, which is a good sized double and the recently updated family bathroom are located on the first floor, of note are the stunning exposed brick and flint walls. The guest bedroom is found on the second floor and is also a very spacious double that enjoys roof top views over Arundel. The walled garden is southwest facing and very secluded, with a raised border and door to the utility 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.







## 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

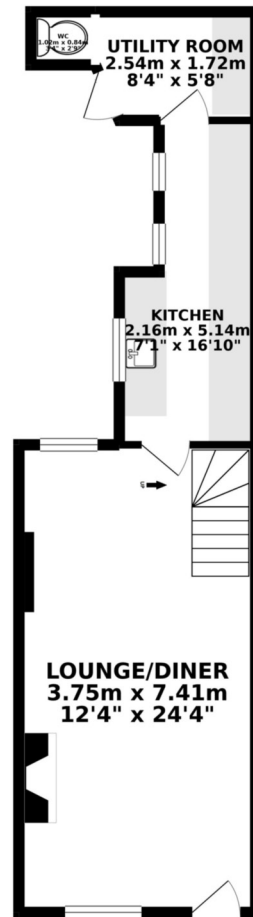
## Reference

PEG-kna

## Viewings by appointment only

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

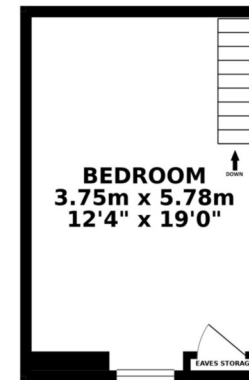
GROUND FLOOR 42.44 sq. m.  
( 456.79 sq. ft. )



1ST FLOOR 27.79 sq. m.  
( 299.10 sq. ft. )



2ND FLOOR 21.67 sq. m.  
( 233.27 sq. ft. )



TOTAL FLOOR AREA : 91.90 sq. m. ( 989.16 sq. ft. ) 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.

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## Pegasus Properties

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