



1 Queen Street  
Arundel, West Sussex, BN18 9JG



## 1 Queen Street

A beautifully presented period cottage set in a convenient town centre location, with stunning views of Arundel Castle. This pretty cottage has recently been completely refurbished by the current vendors, and now provides flexible accommodation arranged over three floors, and a private rear garden.

Freehold · 18th Century cottage · Completely renovated · Beautifully presented · 2 bedrooms · Private rear garden

### Description

This 18th century cottage sits in an ideal Queen Street location and has recently been completely renovated inside and out by a local specialist builder. It provides a unique chance of owning a property which lends itself to being a permanent home, a weekend hideaway or a holiday let income generator. The ground floor accommodation comprises of a newly carpeted open plan sitting room with painted wood beams and minimal fireplace. This enters into an integral kitchen/diner, which features a new take on country living with hand built units topped by a concrete worktop with feature sink and taps. New appliances are built into the lower units to further maximise the urban feel. An original painted wood staircase leads to the first floor landing and on to a cosy double bedroom overlooking Arundel. This floor also features a newly tiled and fitted modern bathroom. The second bedroom is located on the first floor and provides loft style space with an enviable Castle view. The secure walled courtyard garden is accessed from the kitchen or the rear gate, which provides a southerly aspect and is designed for easy maintenance.

### 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.





### 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

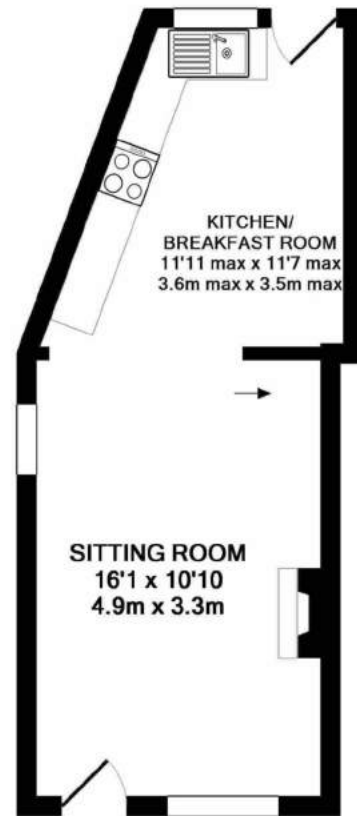
Arun District Council Tax: Band C

### Reference

PEG - 1Que

### Viewings by appointment only

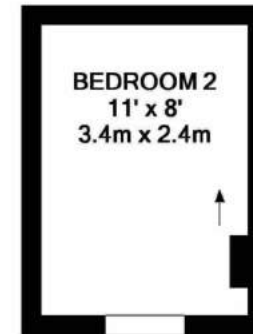
Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 286 SQ.FT.  
(26.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 167 SQ.FT.  
(15.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 87 SQ.FT.  
(8.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 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

Made with Metronix ©2018

## Pegasus Properties

21 High Street, Arundel, West Sussex BN18 9AD

01903 884545 arundel@pegasusproperties.co.uk pegasusproperties.co.uk