



3 Caen Stone Court  
Queen Street, Arundel, West Sussex, BN18 9FE

## 3 Caen Stone Court

Set in the heart of the historic market town of Arundel is this beautifully presented ground floor apartment, exclusively available to the over 60's. Formally the show home in this flag ship McCarthy Stone development, offering two large double bedrooms, a wealth of storage and offered to the market with no onward chain.

Leasehold · Ground floor apartment · 2 double bedrooms · Good size sitting room · Set in the heart of Arundel · No onward chain

### Description

The property is offered to the market with no onward chain and provides spacious accommodation and a wealth of storage. Formally the show home in this prestigious McCarthy Stone Development. The development is approached via Queen Street, an attractive road situated in a central position, and within easy reach of local amenities. A private security entry system takes you into the main lobby of the building, which houses a central meeting room and managers office. The apartment is located on the ground floor and enjoys a large welcoming entrance hall with doors leading to the reception rooms and bedrooms. The open plan sitting room is of a good size with a feature fireplace and door leading to the well-appointed kitchen. There are two large double bedrooms, with a range of built-in storage. Completing the accommodation is a spacious shower room with utility area, and wealth of storage cupboards located from the entrance hall.

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

### Council Tax

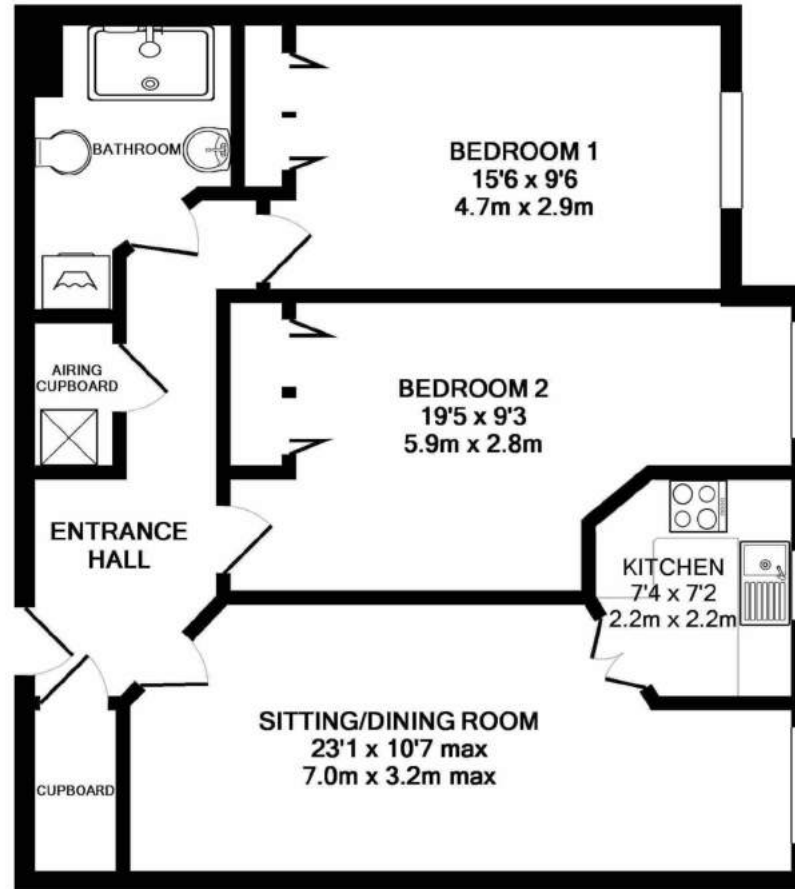
Arun District Council Tax: Band C

### Reference

PEG - 3Cae

### Viewings by appointment only

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



TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 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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## Pegasus Properties

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