



41 King Street
Arundel, West Sussex, BN18 9BJ

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Set in the heart of the historic market town of Arundel, is this beautifully presented flint cottage. This spacious cottage occupies an enviable elevated position where the west facing rear garden and balcony enjoy far reaching views towards the coast. The accommodation is arranged over three floors including two double bedrooms, stunning reception room, kitchen/diner, utility room and cloakroom.

Freehold · 2 double bedrooms · Stunning reception room · Kitchen/diner · Balcony with stunning views · West facing garden

Description

Set in the heart of the historic market town of Arundel, is this beautifully presented flint cottage. This spacious cottage occupies an enviable elevated position where the west facing rear garden and balcony enjoy far reaching views towards the coast.

To the ground floor there is a large sitting room with an open fireplace and wooden shutters. The kitchen/diner is a particular feature, being well-appointed with an adjoining utility area and ground floor cloakroom. Patio doors lead out to the pretty west facing rear garden.

On the first floor, the master bedroom benefits from built-in wardrobes as well as access to a lovely balcony, which boasts stunning views over Arundel's rooftops and towards the coast, where you can enjoy lovely sunsets. A modern family bathroom, where the window is fitted with bespoke wooden shutters, completes the accommodation on this level.

The guest bedroom is found on the second floor. This double bedroom benefits from built-in wardrobes and views over Arundel and beyond, framed by the large west facing window.

The walled enclosed garden is west facing, with raised borders housing ornamental box hedging, divided by a central walk through to a patio area at the bottom of this lovely calm space. Nearer the house there also is a shed and a summerhouse. Outside power points are available.





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

District Council Tax: Band D

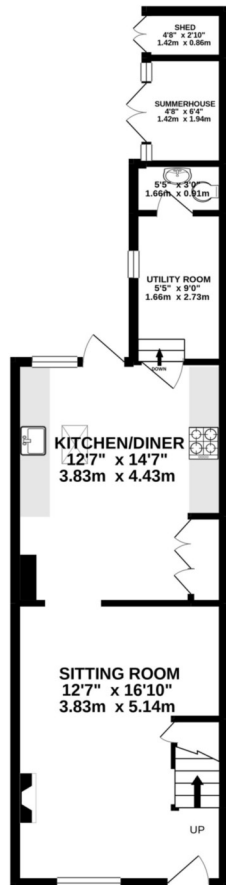
Reference

PEG - 41ki

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.

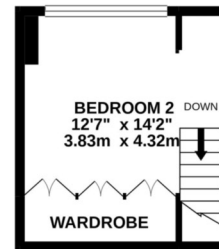
497 sq.ft. (46.1 sq.m.) approx.



269 sq.ft. (24.9 sq.m.) approx.



176 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) 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 availability or efficiency can be given.



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