



2 Southfield Cottages, Clay Lane  
Warningcamp, Arundel, BN18 9QL

## 2 Southfield Cottages, Clay Lane

Set in the idyllic downland hamlet of Warningcamp, with stunning views towards the historic market town of Arundel, is this well presented semi-detached cottage. This period home offers accommodation arranged over two floors, comprising of two reception rooms, two bedrooms, two bathrooms and secluded front and rear gardens. Offered to the market with vacant possession.

Freehold · 2 bedrooms · 2 bathrooms · 2 reception rooms · Stunning views · Idyllic hamlet

### Description

This period cottage sits in an elevated position on Clay Lane enjoying commanding views over the surrounding countryside.

The approach is via an enclosed front garden. There are mature hedges to the front, flanking a gated entrance. A pathway dissects the front lawn and leads to a pretty entrance porch, from the porch a door leads into the entrance hall.

The ground floor accommodation comprises of a study with feature fireplace, a formal sitting room with French doors opening out to the rear gardens and a well-appointed kitchen. Completing the ground floor and located to the rear of the cottage is a bathroom and adjoining storage area.

There are two double bedrooms and an additional bathroom on the first floor, with stunning views from the front bedroom over surrounding countryside.

The rear garden offers a high degree of seclusion, being enclosed via mature hedging and timber fencing. A patio area extends from the lobby across the rear of the cottage and leads to an attractive landscaped garden dissected by a floral bed with additional raised beds.

### Location

Warningcamp is a pretty hamlet set on the outskirts of the cathedral town of Arundel. 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.





### Services

Water, oil, 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

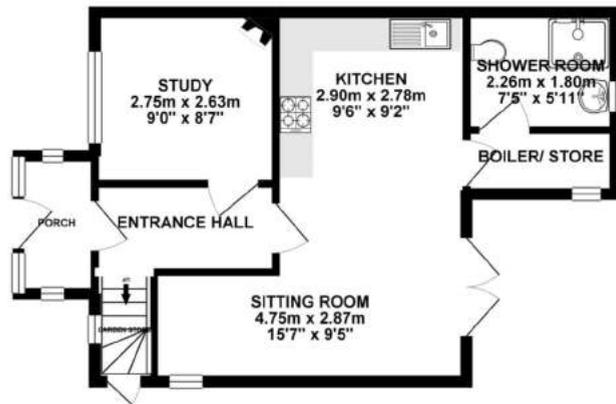
### Reference

PEG - 2sou

### Viewings by appointment only

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

GROUND FLOOR 40.67 sq. m.  
( 437.73 sq. ft. )



1ST FLOOR 32.71 sq. m.  
( 352.07 sq. ft. )



TOTAL FLOOR AREA: 73.37 sq. m. ( 789.80 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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