



15 Surrey Street  
Arundel, West Sussex, BN18 9DT



## 15 Surrey Street

Located in an enviable position within the historic market town of Arundel, within striking distance of its Norman Castle, cathedral and bustling town centre is this quintessential period home. Dating back to 1776 this charming flint fronted cottage has been sympathetically updated to provide versatile accommodation and generous private garden.

Freehold · Beautifully presented character cottage · 2 bedrooms · Sitting room with fireplace · Cloakroom · Generous private garden

### Description

Once inside, the ground floor comprises of an entrance hall which leads into a spacious sitting room with central feature fireplace and open plan dining room, also with a fireplace. From the dining room there are stairs rising to the first-floor landing and a door leading to the farmhouse style kitchen with vaulted ceiling. Adjoining the kitchen is a utility room and a ground floor cloakroom. Completing the ground floor is the garden room, which is located from the utility room. From here double doors lead to a partly decked South facing garden. The first floor comprises of the master bedroom and a spacious family bath and shower room. Occupying the entire second floor is the guest bedroom with a window overlooking the garden, large built-in wardrobes and eaves storage area. It is our opinion that due to the size of the guest bedroom an additional shower room could be created in the space serving as an en-suite, subject to all relevant consents. The rear garden is a particular feature, with a large decked area ideal for alfresco dining which leads to the remaining South facing, well-stocked cottage garden.

### 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 D

### Reference

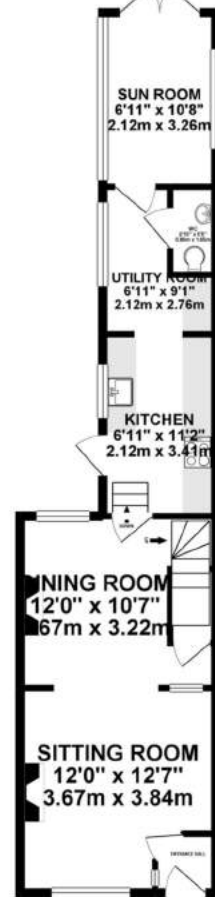
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### Viewings by appointment only

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



GROUND FLOOR 493.33 sq. ft.  
( 45.83 sq. m. )



1ST FLOOR 257.48 sq. ft.  
( 23.92 sq. m. )



2ND FLOOR 213.17 sq. ft.  
( 19.80 sq. m. )



TOTAL FLOOR AREA : 963.98 sq. ft. ( 89.56 sq. m. ) approx.

While 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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