



Rose Cottage, 9 Kirdford Road  
Arundel, West Sussex, BN18 9EE

## Rose Cottage, 9 Kirdford Road

Located on the fringes of the historic market town of Arundel sits this beautifully presented, 3 bedroom detached home. This spacious period property benefits from accommodation arranged over two floors, with large open plan reception rooms, southwest facing garden, garaging and driveway parking.

Freehold · Detached house · 3 bedrooms · Garden room · Garage & driveway · Southwest facing garden

### Description

The approach is via a block paved driveway and walled pathway, leading to the front door and through to a spacious welcoming entrance hall. The hall opens into the large open plan living space. To the front is a formal sitting room with feature working fireplace and bay window, to the rear is a more relaxed snug area with tv point and access to the kitchen. Adjoining the kitchen is the office/garden room with glazed vaulted ceiling and access to the garden. Positioned on the other side of the kitchen is a formal dining area, with French doors to the rear garden and door to the ground floor w.c. To the first floor there are three double bedrooms, one with ensuite and a family bathroom. The loft which is accessed from the landing is a good sized space and would make a very good second floor room, subject to relevant planning consents. The rear garden is particularly attractive being mainly laid to lawn with a raised patio area accessed from the dining room and garden room. From the rear garden there is side access to the front, where there is a walled courtyard garden and driveway parking for several vehicles.

### Location

The Cathedral town of Arundel with its impressive Norman castle sits on the boundary of the South Downs National Park. 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 E

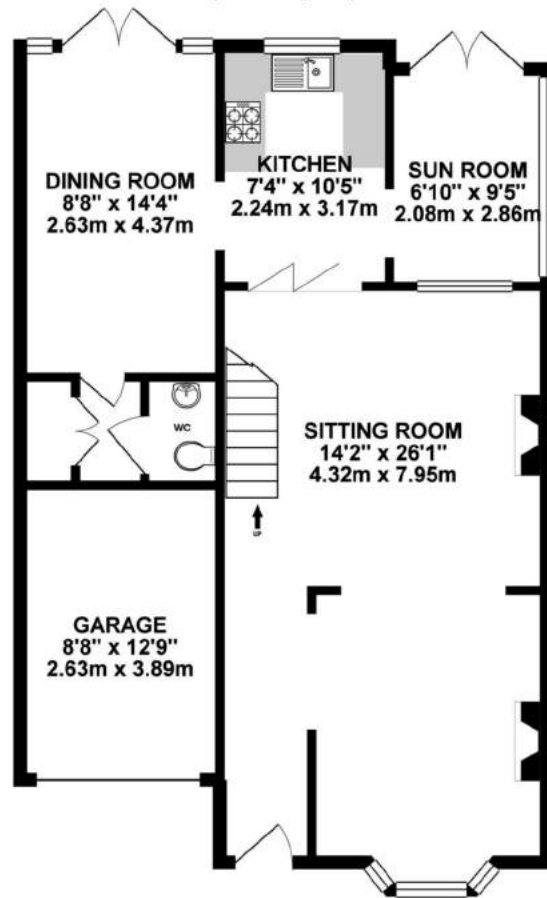
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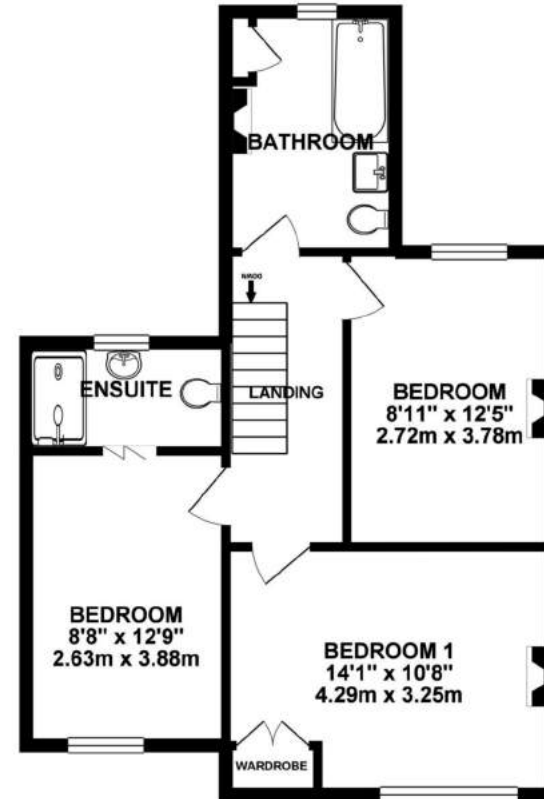
### Viewings by appointment only

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

GROUND FLOOR 772.94 sq. ft.  
( 71.81 sq. m. )



1ST FLOOR 559.27 sq. ft.  
( 51.96 sq. m. )



TOTAL FLOOR AREA: 1332.21 sq. ft. ( 123.77 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 operability or efficiency can be given.  
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**Pegasus Properties**

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