



13 Orchard Place
Arundel, West Sussex, BN18 9BP

13 Orchard Place

Located by the cathedral walls, and within the heart of the historic market town of Arundel sits this beautifully presented period home. This pretty cottage offers good accommodation, with two double bedrooms and a south westerly facing rear garden.

Freehold · 2 bedrooms · Kitchen/breakfast room · South westerly garden · Views of cathedral · Newly renovated

Description

Set in the heart of the historic market town of Arundel, is this newly renovated Grade II Listed cottage set in a secluded position with stunning views of Arundel Cathedral.

This brick and flint cottage has accommodation arranged over two floors with a spacious sitting room with central fireplace and exposed wood flooring, a recently modernised kitchen/breakfast room, with views looking onto the courtyard, utility room and ground floor modern bathroom.

To the first floor there are two good sized double bedrooms, both enjoying views of Arundel. Of note is the pretty south westerly facing courtyard garden with raised decked area which is part brick and flint wall enclosed.

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 including the Art trail, Food Festival and Arundel by Candlelight. There is a wide choice of sporting and recreational activities in the surrounding area with horse racing at both Goodwood and Fontwell park; Car Racing at Goodwood Motor Circuit hosting its annual Festival of Speed and Revival meetings.





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

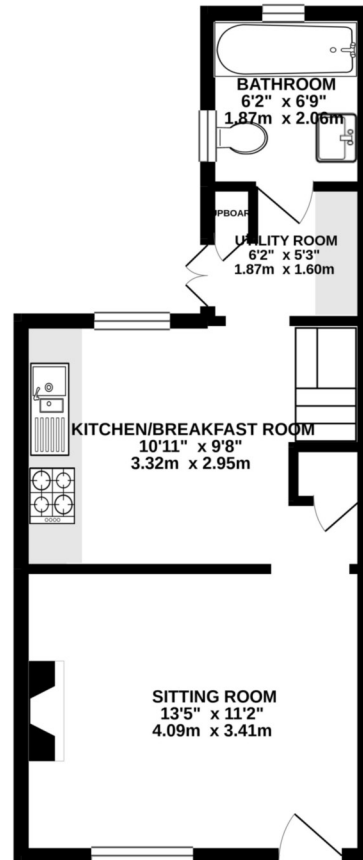
Reference

PEG - 13orc

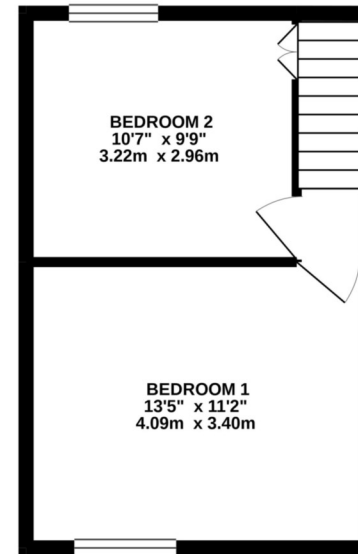
Viewings by appointment only

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

354 sq. ft. (32.9 sq. m.) approx.



280 sq. ft. (26.0 sq. m.) approx.



TOTAL FLOOR AREA : 634 sq. ft. (58.9 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 can be given for their operation, performance or availability.

Pegasus Properties

21 High Street, Arundel, West Sussex BN18 9AD

01903 884545 peterrobson@pegasusproperties.co.uk pegasusproperties.co.uk