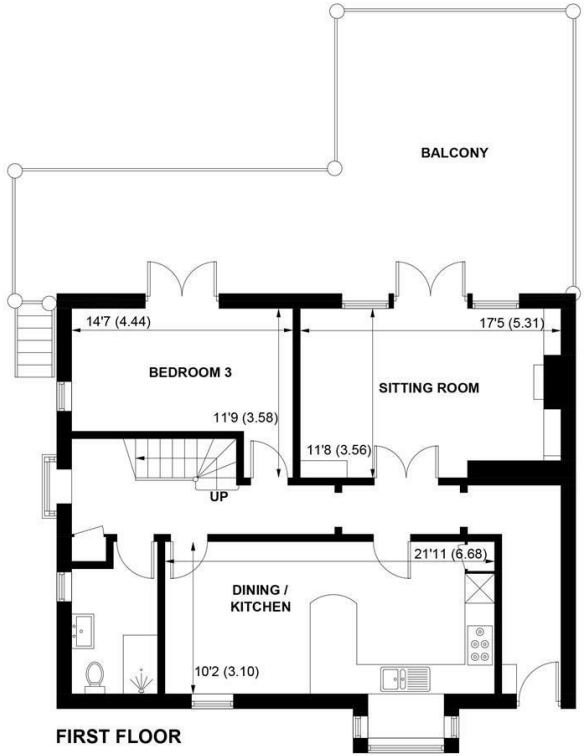
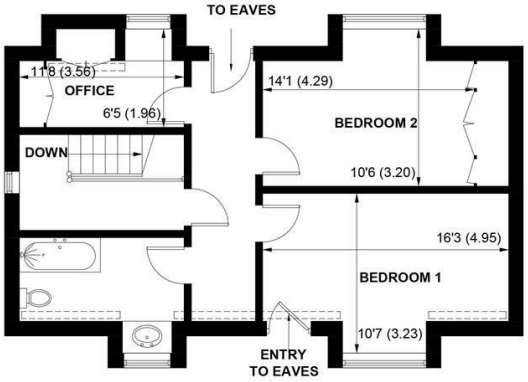
Sims Williams

2 FLINT COTTAGES, MOUNT PLEASANT, ARUNDEL, WEST SUSSEX, BN18 9BD



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1480 SQ FT / 137.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

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£2,500 PCM

2 FLINT COTTAGES, MOUNT PLEASANT, ARUNDEL,

- Elevated Flint Fronted Cottage
- Living Room with Open Fire
- Large Decked Terrace with Fabulous Views
- Open Plan Kitchen/Dining Room
- Three Double Bedrooms
- Newly Fitted Bathroom & Shower Room
- Home Office/Dressing Room
- Two private Covered Tandem Parking Spaces
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = F

A beautiful elevated Flint Cottage overlooking the Cathedral and South Downs.

The accommodation comprises of an entrance hall with doors to all principle rooms, consisting of open plan kitchen/dining room. The modern kitchen is fitted with a range of cream fronted units with natural wooden surfaces and integrated appliances, together with breakfast bar.

The bright living room features an open fire and double doors leading to a large decked terrace with electric awning, offering far reaching views over the South Downs.

The remainder of the ground floor consists of a dual-aspect double bedroom with doors out to the terrace, and a stylish shower room featuring a large walk-in shower, hand wash basin and WC.

On the first floor are two spacious double bedrooms and a separate dressing room with built-in wardrobes, currently being used as a home office. The master bedroom and family bathroom have incredible views of the Cathedral. The family bathroom has recently been updated with high quality fittings including a designer bath, with shower, vanity unit with wash basin and WC

In addition to the decked terrace, the property benefits from a private walled front garden which is laid to lawn with a variety of mature plants and shrubs incorporating a wisteria decorating the frontage of the cottage.

There are two private covered tandem parking spaces and a locked store.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract