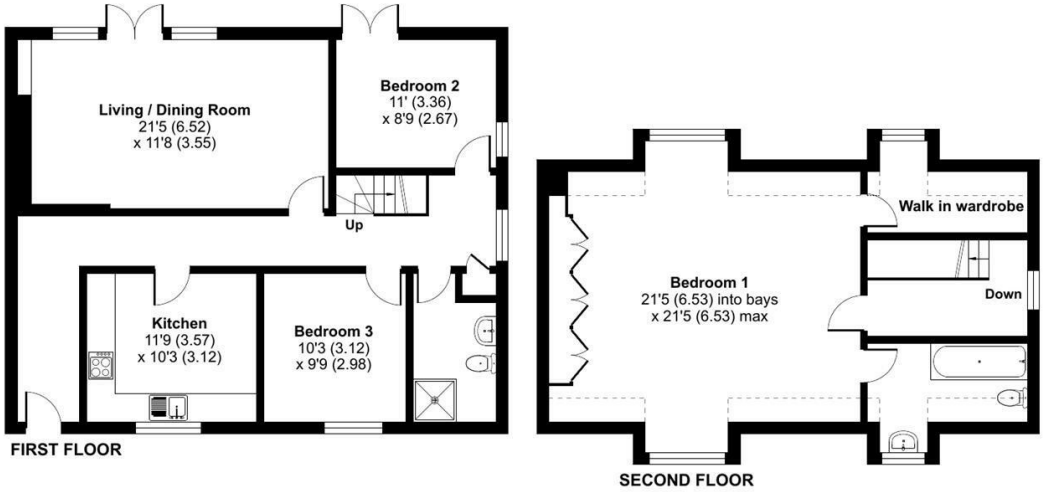
Sims Williams

1, FLINT COTTAGES, MOUNT PLEASANT, ARUNDEL, SUSSEX, BN18 9BD

Approximate Area = 1392 sq ft / 129.3 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Total = 1471 sq ft / 136.6 sq m
For identification only - Not to scale

Denotes restricted head height




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1317984

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# £700,000 Leasehold - Share of Freehold

1, FLINT COTTAGES, MOUNT PLEASANT,
ARUNDEL,
SUSSEX, BN18 9BD

- Elevated Flint Fronted Cottage
- Fitted Kitchen/Breakfast Room
- Living Room with French Doors & Gas Fireplace
- Principal Bedroom with Ensuite Bathroom
- Two Further Bedrooms
- Cathedral Views
- Large Garden Terrace
- Two Allocated Covered Parking Spaces
- No Onward Chain

## EPC RATING

Current = C
Potential = C

## COUNCIL TAX BAND

Band = F

A beautifully presented, elevated flint-fronted cottage situated in the heart of Arundel town centre, enjoying picturesque views of Arundel Cathedral and the surrounding countryside. This charming home offers a well-appointed kitchen, a spacious living/dining room, a principal suite, two further bedrooms, a generous garden terrace, and two private parking spaces.

Upon entering, you are welcomed into a bright entrance hall providing access to all main rooms, including a well-fitted kitchen/breakfast room with a range of base and eye-level units, integrated oven and hob, space and plumbing for a washing machine, and room for a freestanding fridge/freezer. There is also ample storage and space for a dining table and chairs.

The light-filled living room features an attractive gas fireplace and double doors opening onto a substantial decked terrace, from which far-reaching countryside views can be enjoyed. Also on the ground floor are two double bedrooms and a contemporary family bathroom.

The first floor is dedicated to the principal suite, which boasts dual-aspect views of Arundel Cathedral, built-in wardrobes, a walk-in dressing room, and an en-suite bathroom.

Externally, the property benefits from a generous decked terrace, a front garden with mature planting, a useful storage shed, and private undercover parking for 4 vehicles. Offered with no onward chain.

The property is Share of Freehold & has a lease of 964 Years and the service charge is £150 per annum.

### Directions

From the top of the High Street continue northwards along London Road, take the third left into Mount Pleasant. The property will be found on the right hand side.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract