



2 FLINT COTTAGES

MOUNT PLEASANT | ARUNDEL | BN18 9BD



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GUIDE PRICE £775,000 SHARE OF FREEHOLD

- Elevated Flint Fronted Cottage
- Living Room with Open Fire
- Large Decked Terrace with Fabulous Views
- Open Plan Kitchen/Dining Room
- Three Double Bedrooms
- Modern Bathroom & Shower Room
- Home Office/Dressing Room
- Private Walled Front Garden
- Two private Covered Tandem Parking Spaces

A beautiful elevated Flint Cottage overlooking the Cathedral and South Downs covered tandem parking, garden & large south & west facing raised deck with far reaching views. Leasehold 964 years remaining SHARE OF FREEHOLD

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

The current owner has recently had the property refurbished to a very high standard including newly fitted bathroom suites, flooring, carpets, lighting and general redecoration throughout the property.

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. The Property is Share of Freehold with remainder of 964 years left of the lease. Service charge is £250 per annum and ground rent £100 per annum.



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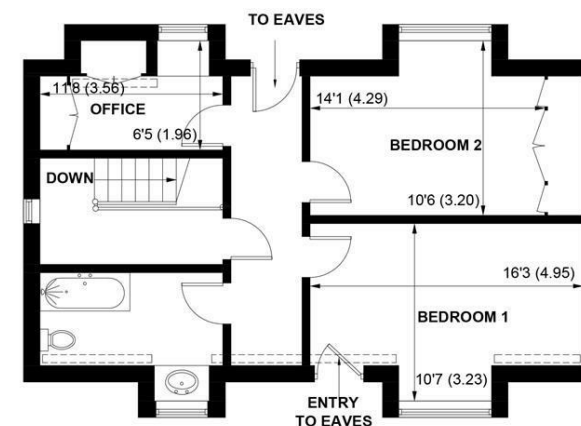
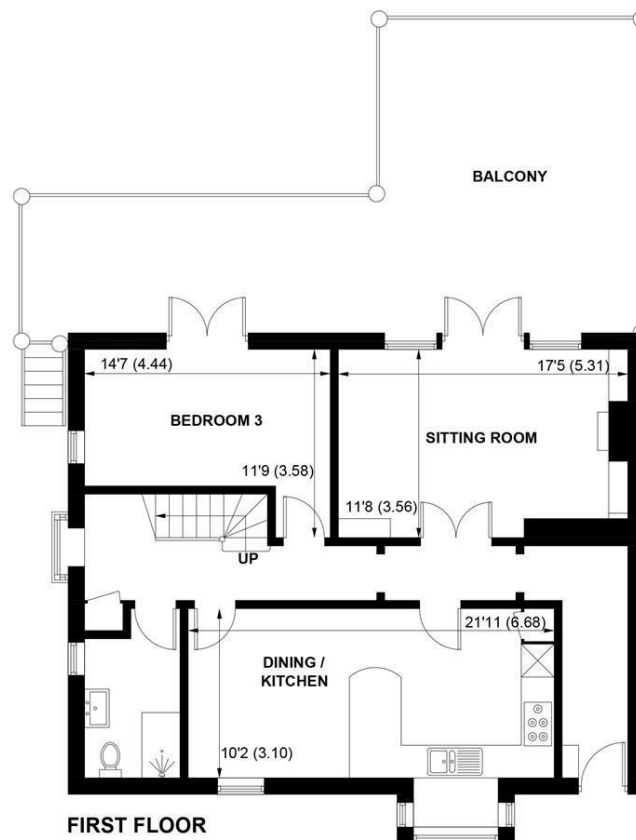
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EPC Band - Current - D Potential - B

Council Tax Band F

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.



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

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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