



# 6 FLINT COTTAGES

MOUNT PLEASANT | ARUNDEL | BN18 9BD



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MOUNT PLEASANT, ARUNDEL, BN18 9BD

OFFERS IN EXCESS OF £750,000 FREEHOLD

- Flint Faced Town House
- Far Reaching Views
- 2 Walled Courtyards
- Double Aspect Lounge/Dining Room
- Kitchen/Breakfast Room
- 3 Double Bedrooms
- End of Terrace
- Covered Tandem Parking
- Elevated Position

This is a Neil Holland designed end of terrace, freehold, town house, hidden behind a handsome flint wall, in a quiet, elevated position close to the Cathedral.

Benefiting from a dual aspect sitting and dining room with open fireplace and double doors to the west facing walled courtyard. There is a modern kitchen breakfast room with door to the garden and the dining area. From the hallway is the ground floor cloak room, utility cupboard and stairs to the first floor.

The Master bedroom has an en-suit bathroom and doors to southwest large balcony. Bedroom 2 is a spacious double and there is a family shower room. On the second floor is another large triple aspect double bedroom, plenty of decorated eves storage and en-suit shower room. The property is fitted with double glazing throughout.

The property has private 2 walled gardens, front and back, both with southerly aspects and a side access.

There is allocated covered parking for 2 cars and a useful storeroom. The maintenance charge for the communal parking area is £100 Per Annum



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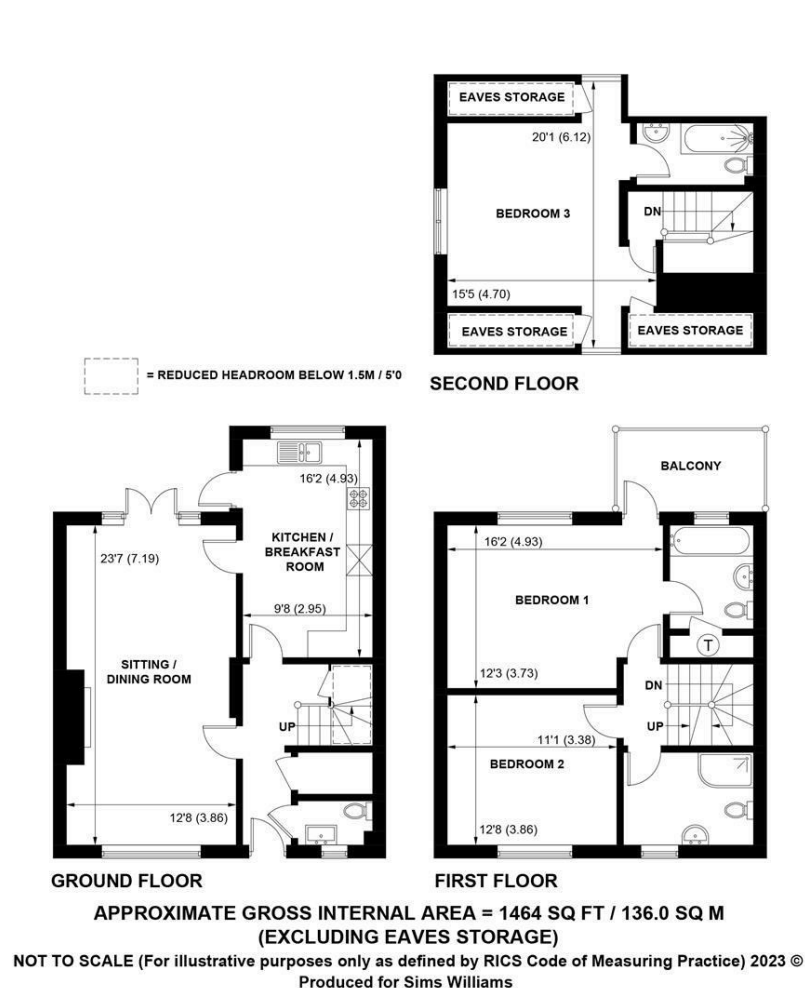
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EPC Band - Current - C Potential - C

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.



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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