



Total Approx. Floor Area 835 ft² ... 77.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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. Prepared by Jlm 2025

**Council Tax Band – C**  
**Energy Efficiency – 56 (D)**

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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**3, Mount Pleasant, Arundel,  
 West Sussex BN18 9BD  
 £475,000 Freehold**

**Glyn-Jones**



A rare opportunity to acquire a charming grade II listed flint cottage, nestled in the quiet and picturesque 'old' Arundel.

This superbly positioned property boasts a beautifully maintained interior, featuring neutral decor throughout. The extension to the rear has thoughtfully met modern needs, providing a spacious kitchen/dining area with a lantern, along with a convenient utility room and shower room. Step outside and discover the pretty communal gardens at the front, as well as your own private front courtyard, the perfect spot to relax and enjoy a glass of wine in the afternoon sun.

The cosy front lounge, complete with fireplace and sash window, offers a welcoming retreat. The property's two double bedrooms feature pretty views, adding to the sense of tranquility and charm.

The property is arranged over three floors and offers a bright and airy low maintenance living space. In our opinion It would be ideal for an Airbnb or a lock up and leave property.

Located in West Sussex, this cottage is just a short stroll away from idyllic walks in Arundel Park, the cricket grounds, local shops, and cafes. Experience the perfect blend of countryside serenity and convenience in this excellent condition property. Don't miss your chance to view this enchanting cottage - book your viewing today.



At an Average rating of

4.9/5 ★★★★★



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The town of Arundel synonymous with its castle and cathedral boasts a 1000 years of history and enjoys an all year round tourist trade with independent shops, contemporary art galleries, restaurants and cafes. A mainline railway station offers easy access to London and the A27 and A29 provide for easy commuting by road.



WITH  
OVER...



COMPANY  
REVIEWS

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