

FREEHOLD



House - Terraced (EPC Rating: D)

22 QUEEN STREET, ARUNDEL, BN18 9JG

£450,000

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom House - Terraced located in Arundel

Riverside with astonishing views to the historic town of Arundel, this picturesque 1 bed, end of terrace cottage is good to go as a full time home or high end rental with wrap around gardens – and a detached brick outhouse has potential, stnc. Tucked away from the road it is a quiet, private retreat beautifully transformed into a sophisticated home with an open plan living room/kitchen which opens to the garden and a stylish double bedroom, en-suite. In the glorious countryside of the South Downs National Park, it's just a 1 min walk to the vibrant amenities of the High Street which leads to Arundel's famous castle, the train station to Gatwick and London is a 10 min walk and Worthing, Shoreham by Sea and Chichester are all within a 20 min radius.

- Stylish riverside cottage
- Ideal home or rental
- Picturesque Arundel
- Beautifully presented
- 46.14m² 496.64 sq. ft.
- Walk to river, lido, amenities and station

Pretty as a picture, this charming cottage is end of terrace. Set back from the road and also the river, it looks very traditional outside but inside has been opened up to create a light-filled room with plenty of character and a wood burning stove.

At the far end of the space, the kitchen has been skilfully extended beneath a vaulted glass roof and a classic which will stand the test of time, there's ample storage and granite working surfaces. Discrete but not dominant, the area is well planned with a central gas hob and electric oven beneath a hood, plumbing for a washing machine and a door to the garden where a single storey, brick built outhouse inspires ideas.

Upstairs, the quiet bedroom is a generous double stylishly done with 3.5 x 3.20m (11'5 x 10'5) in which to relax, and the en suite bathroom is light and airy with a designer finish.

Outside to the rear, you'll find a useful outbuilding (which has its own separate title, but is included with the sale) - a valuable addition to the property, offering flexibility for various uses

EPC: D
Council Tax; B

Vendor's Comments:

"Hidden away, no-one can see the cottage from the road, but the terraced property isn't isolated with lovely neighbours. In the National Park, you're surrounded by beautiful countryside and the river walks are wonderful – or you can be in the Lido in a few minutes. Arundel is a great place to be with plenty of shops, cafes and restaurants, and it holds festivals to enjoy as well."

Good to Know:

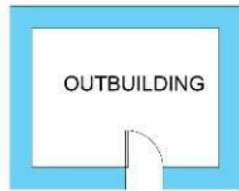
Arundel centre 1 min walk
Station 10 mins walk
Shoreham, Worthing & Chichester 20 mins car
The sea 15 mins drive

Education:

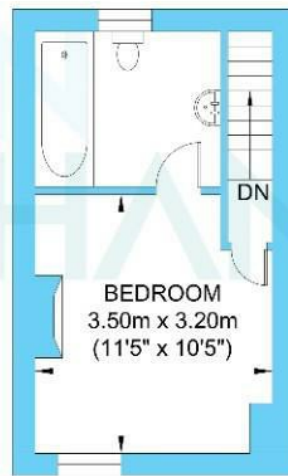
Arundel C of E 4 mins car
Secondary School with 6th form Littlehampton Academy 10 mins

Arundel is a fantastic town with an interesting history and magnificent castle. The town has fresh local produce, a vibrant array of amenities and also hosts festivals. Surrounded by the river Arun and the beautiful countryside of the South Downs National Park, you will have the best of all worlds with swift access to the major employers at Shoreham, Worthing or Chichester and it is also just a short drive to the sea.





Queen Street



Ground Floor
Approximate Floor Area
300.31 sq ft
(27.90 sq m)

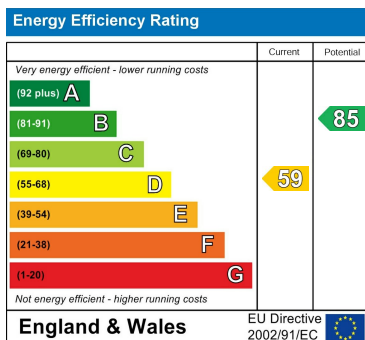
First Floor
Approximate Floor Area
196.33 sq ft
(18.24 sq m)

Approximate Gross Internal Area = 46.14 sq m / 496.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

D

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.