



Clarkes

Estate Agents & Lettings Agents

Asking Price
Offers in excess of: £500,000
Freehold

29 River Road, Arundel, BN18 9DH



Book a Viewing

01243 861344
Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW
<http://www.clarkesestates.co.uk>

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Follow us on  

IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- Two Double Bedrooms
- Bathroom / Shower Room
- Cottage Style Kitchen
- River Views
- Ideal Holiday Home
- Excellent Decorative Order



Accommodation

Ground Floor

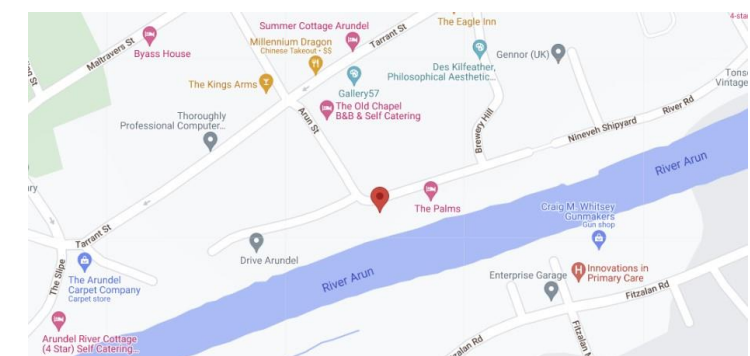
Entrance Lobby
 Downstairs Cloakroom
 Kitchen - 3.29m x 2.37m (10'9" x 7'9")
 Lounge / Dining Area - 6.68m x 3.6m (21'10" x 11'9")

First Floor

Bedroom 1 - 3.31m x 3.61m (10'10" x 11'10")
 Bathroom - 1.95m x 2.49m (6'4" x 8'2")

Second Floor

Bedroom 2 - 5.35m x 2.54m (17'6" x 8'4")



What the agent says... “,,

Located a short walk to Arundel town centre with all its amenities, this cottage built circa 1875 is quintessentially the ideal holiday home. Arundel Castle, Cathedral, The Lido, train station, bus routes, Norfolk Estate walks, and river events are all great reasons to live in this cottage.

Offered for sale in excellent decorative order, the accommodation in brief comprises entrance lobby, downstairs cloakroom, kitchen and living room with double opening doors to the rear garden by the river.

The first floor includes a double bedroom and bathroom with separate shower cubicle and the second floor has a further double bedroom.

Externally the south aspect rear garden has vistas across the river.

Material Information:

Council Tax: Arun District Council Band D

Property Type: Purpose Built Cottage

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Heating: Gas Fired Central Heating

Broadband Type: On 22/08/24 the Ofcom Website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> shows the area has Standard, Superfast & Ultrafast available.

Mobile Signal/Coverage: On 22/08/24 the Ofcom Website <https://checker.ofcom.org.uk/> shows EE, Three, O2 and Vodafone Indoor as LIMITED and and EE, Three, O2 and Vodafone Outdoor as LIKELY

Parking: None

Restrictions: Conservation Area

