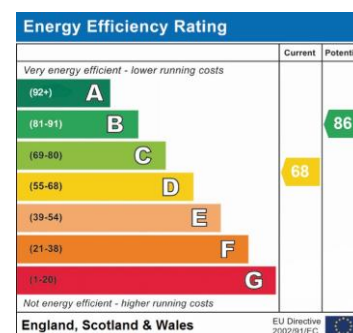




Book a Viewing

01243 861344
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What the agent says... “,,

Dating from somewhere around 1850 is this delightful, extended two-bedroom end of terrace cottage just a few meters from the Cathedral in the historic town of Arundel. Locally the cottage is affectionately known as 'The Stonemasons Cottage'.

Accessed via a short twitten off King Street, the accommodation comprises lounge with feature fireplace and log burner, diner, kitchen and bedroom 2 on the ground floor. Upstairs is the main bedroom and bathroom. The rear is a courtyard approximately 5m x 8m and leads on to a studio and utility building which has the potential to make a home office.

The main bedroom has views of the cathedral from its window, the bathroom is fitted with a traditional free-standing bath and matching suite. Hard floors create a clean ground floor space augmented by the extra room created in the extension which forms the kitchen and second bedroom. Of course, the property includes double glazing and gas central heating.

Outside the courtyard is laid to block paving, is fully enclosed and leads on to a slate tiled building that would suit use as a studio/office on one side, the other side is a utility with power, and water and drainage is already installed.

In our view this is the quintessential and quirky cottage that will delight those who love them. Viewings are highly recommended. There is no forward chain.

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
Parking: On Road
Restrictions: Conservation Area

Broadband Type: On 08/08/2024 the Ofcom Website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> shows the area has Standard and Superfast available.
Mobile Signal/Coverage: On 08/08/2024 the Ofcom Website <https://checker.ofcom.org.uk/> shows EE, Three, O2 and Vodafone Indoor as LIMITED and EE, Three, O2 and Vodafone Outdoor as LIKELY.

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- Character End of Terrace Cottage
- Two Bedrooms
- Modern Kitchen
- Lounge & Dining Room
- Enclosed Courtyard Garden
- Outbuilding/Potential Home Office
- Views of Arundel Cathedral



Accommodation

Lounge - 3.33m x 3.11m (10'11" x 10'2")

Diner - 3.33m x 2.71m (10'11" x 8'10")

Kitchen - 3.76m x 3.3m (12'4" x 10'9")

Bedroom 2 - 3.71m x 2.47m (12'2" x 8'1")

Courtyard - 8.5m x 5.19m (27'10" x 17'0")

Studio - 3.03m x 2.14m (9'11" x 7'0")

Utility - 2.14m x 1.86m (7'0" x 6'1")

Bedroom 1 - 2.99m x 3.19m (9'9" x 10'5")

Bathroom - 2.63m x 2.76m (8'7" x 9'0")

Access / How to find the Property:

The entrance to the twitten is located directly opposite the Cathedral and adjacent to No 53 King Street. Pass through the gate and follow the twitten passage. The property is the house in the terrace at the rear.

