



THE CRYPT, FORD ROAD, ARUNDEL, WEST SUSSEX, BN18 9EX

# £80,000 Freehold

## THE CRYPT, FORD ROAD, ARUNDEL, BN18 9EX

- Artist's Studio
- Office Space
- Peaceful Location
- Bright and Spacious
- Vaulted Ceilings
- Fitted Sink
- Separate Toilet
- Alarmed & Secure
- Walking Distance from Town Centre

With planning consent for an office or artist's studio, the Crypt offers a bright and capacious internal space with it's high vaulted ceilings and patterned windows.

Inside the building is ample space with fitted units, a sink and a separate chemical toilet. The dual-aspect space provides a pretty outlook on to Arundel's cemetery.

Towards the front of the building lies a paved garden, creating an ideal space for table and chairs. The building has recently been repointed and new guttering installed.

With Arundel's shops, restaurants and leisure facilities all being just a short walk away, there are good road links to surrounding areas via the A27 and A284. The mainline train station with its London and coastal service is less than a mile away.

Charming, stylish and full of history, the picturesque market town of Arundel is most famous for its two stunning landmarks – Arundel Castle and Cathedral. With a great range of things to do for families, couples and groups including fishing, boating, wildlife watching, outdoor swimming and walks on the nearby South Downs.

Shop at independent boutiques, antique

markets and art galleries or eat out overlooking the River Arun in one of Arundel's waterside pubs, cafes and restaurants. Each year the town plays host to some of Sussex's most popular events, including Arundel Festival and Arundel By Candlelight.

### Directions

Following from the roundabout on the A27, proceed south along Ford Road and take the first turning right into Arundel cemetery, the crypt will be found on the right hand side. Viewings available subject to appointment.

### Disclaimer

As the sellers 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.