



PEAR TREE COTTAGE

SURREY STREET | ARUNDEL | BN18 9DT

SW

Sims Williams

PEAR TREE COTTAGE

SURREY STREET, ARUNDEL, BN18 9DT

GUIDE PRICE £650,000 FREEHOLD

- Spacious Detached Cottage
- Located in the Heart of Arundel
- Secluded South West Garden
- Open Plan Kitchen/Dining Room
- Sitting Room With Open Fireplace
- Bright Family Room
- Three Double Bedrooms
- Two large Bath & Shower rooms
- Garden Studio

An opportunity to purchase a beautiful, detached, period cottage in the heart of Old Arundel. The property has been extended by the current vendor and offers bright and spacious accommodation, whilst retaining many original features. It is in a secluded location with a large private garden.

Situated in a convenient location in the heart of the historic town with its Castle, Cathedral and extensive shopping facilities. There are good road links to surrounding areas together with Arundel mainline train station providing a London and coastal service.

Access to Pear Tree Cottage is gained via a twitten leading to the front door and garden.

On the ground floor is the living room with open fireplace and exposed beams. The kitchen has been fitted with a range of units and wood worktops with space for appliances. There is a bright, open-plan family room and dining area with bi-folding doors leading out to the garden.

On the first floor is the dual aspect master bedroom with views over the garden. There are two further double bedrooms, one of which enjoys a dual-aspect and built-in wardrobes. There are two family bathrooms, one located on the ground floor and one on the first floor, comprising shower, bath hand wash basin and W.C.

Outside, the garden is mostly laid to lawn with planted borders and a decking area to the back with ample room for a table and chairs. There is also a studio.

Disclaimer

As the seller's 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.

Directions

From our office at 8a High Street, proceed northwards along the High Street and take the first turning left into Tarrant Street. Continue along where Surrey Street is a continuation on the left hand side you will find a gate leading to Pear Tree Cottage.



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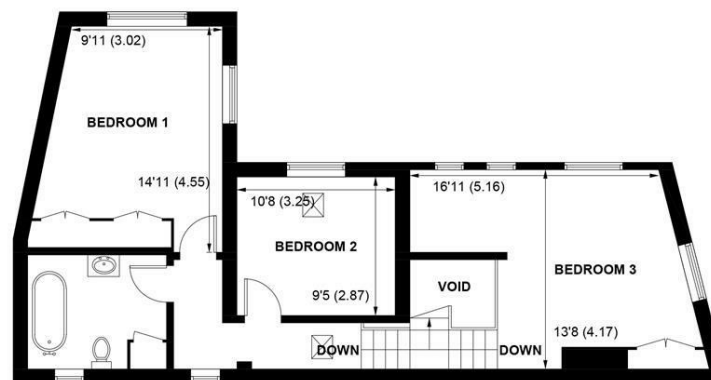
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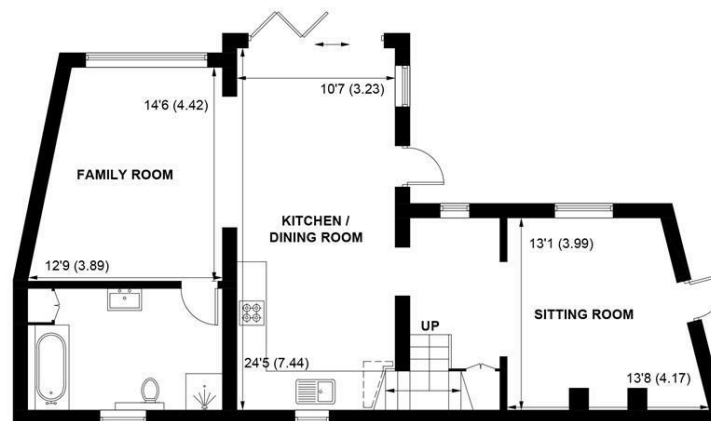
EPC Band - Current - C Potential - B

Council Tax Band E

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FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1487 SQ FT / 138.2 SQ M
(EXCLUDING VOID)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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