

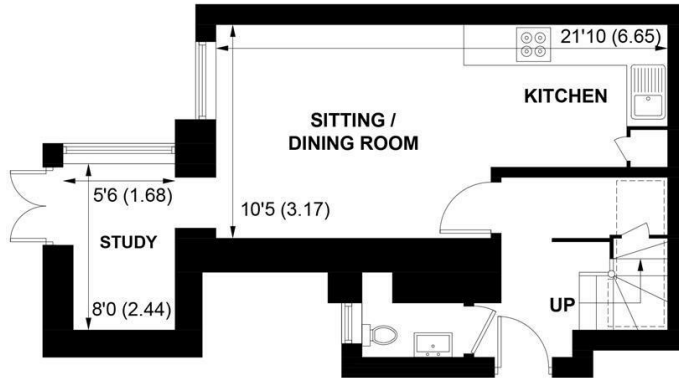
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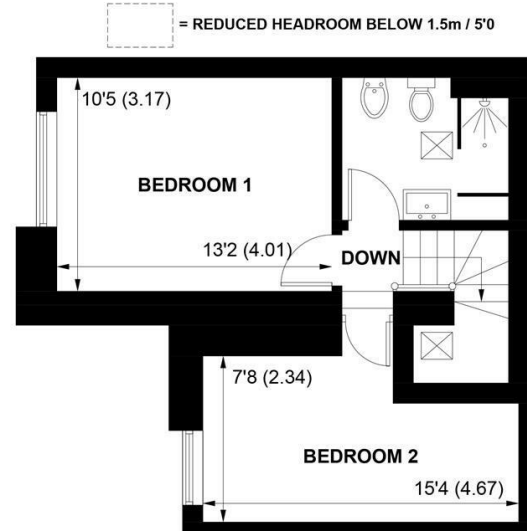


4 THE OLD POOR HOUSE COTTAGES, MOUNT PLEASANT, ARUNDEL, WEST SUSSEX, BN18 9BD





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 749 SQ FT / 69.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£390,000 Leasehold

4 THE OLD POOR HOUSE COTTAGES,
MOUNT PLEASANT,
ARUNDEL,

- Fully Refurbished
- Open Plan Sitting/Dining/Kitchen
- Modern Fitted Kitchen
- 2 Double Bedrooms
- Shower Room and W.C
- Study
- Covered Car Port
- Communal Gardens
- Private Courtyard with Side Access

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = C

Located in a prime location close to the shops, restaurants and leisure facilities in the historic town of Arundel. There are good road links to surrounding areas via the A27 and A284, and Arundel mainline train station with its London & coastal services being less than a mile away.

The property offers stylish accommodation throughout, which has been fully refurbished by the current Vendors, including new boiler and cast iron radiators, flooring, plastering and re-decoration. The accommodation comprises entrance hall with stylish tiled flooring, W.C. & under stairs storage cupboard. The open plan kitchen/living room features solid oak flooring, the new shaker style fitted kitchen has integrated undercounter fridge, washer/dryer, dishwasher and a fitted pantry cupboard.

There is ample space for table and chairs and a separate study area which has double doors opening to the garden.

On the first floor there are two double bedrooms, both enjoy wonderful views towards Arundel Cathedral. The shower room has tiled flooring and part tiled walls with a large walk-in shower with feature tiled wall, hand wash basin, bidet & w.c.

Outside, the property enjoys a private walled courtyard garden which is paved with raised borders, and allows access

onto the surrounding communal gardens. To the front is covered allocated parking together with additional visitors parking.

We are advised that there are 88 years remaining of the 125 year lease. Maintenance charges are approximately £625 per quarter and ground rent is £80 per annum. The property is offered with no onward chain.

Directions.

From the top of Arundel High Street, continue Northwards along London Road, take the 3rd left into Mount Pleasant. The Old Poorhouse Cottages will be found towards the bottom of the road on the left-hand side.

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.



