



Arundel, West Sussex, BN18 9BU

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Situated in an elevated position in the most highly regarded area of the Old Town, surrounded by many fine period buildings.

Freehold · 3/4 double bedrooms · 2 bathrooms · 2/3 reception rooms · Period features · Private garden

Description

This is a handsome Grade II listed townhouse, one of the town's landmark buildings attributed to the architect JA Hansom, designer of Arundel Cathedral and inventor of the famous Hansom cab.

Built in c.1880, the property extends over three floors, has a wealth of period features and is beautifully presented to an exceptionally high standard, having undergone extensive updating and remodelling throughout by the present owners.

The property benefits from magnificent stone mullioned windows with original cast iron detail and high ceilings on every floor along with four good sized double bedrooms offering delightful views towards either the coast or the cathedral.

Further features include fireplaces in most rooms with a superb limestone fireplace in the sitting room, two elegant bathrooms, a ground floor cloakroom, a separate dining room, and refurbished loft, perfect for storage.

The kitchen, recently extended and refurbished, has a comprehensive range of integrated appliances including champagne fridge, villory and boch sink, quartz worktops and views out over the landscaped private garden.



To the rear of the property is an attractive private walled courtyard garden with well planned lighting and a convenient rear access.

Location

The cathedral town of Arundel with its impressive Norman castle sits on the boundary of the South Downs National Park.

Consistently considered as one of the finest towns in the country and made famous internationally for its antique dealerships.

Once a thriving fishing town the public houses and fisherman's cottages have made way for traditional tearooms, boutiques and an eclectic mix of independent restaurants. Now well known for its numerous festivals throughout the year including the Art trail, Food Festival and Arundel by Candlelight.

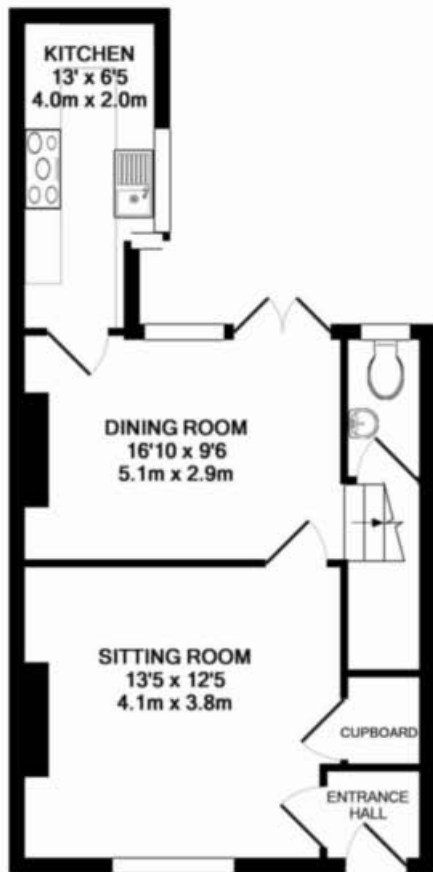
There is a wide choice of sporting and recreational activities in the surrounding area including horse racing at both Goodwood and Fontwell park; Car Racing at Goodwood Motor Circuit famously hosting it's annual Festival of Speed and Revival meetings; polo at Cowdray park; glorious beaches at the Witterings; dinghy sailing from numerous clubs along the coast with substantial harbours and marinas at Chichester and Littlehampton for mooring larger yachts; numerous golf courses; walking and riding in the rich surrounding countryside.



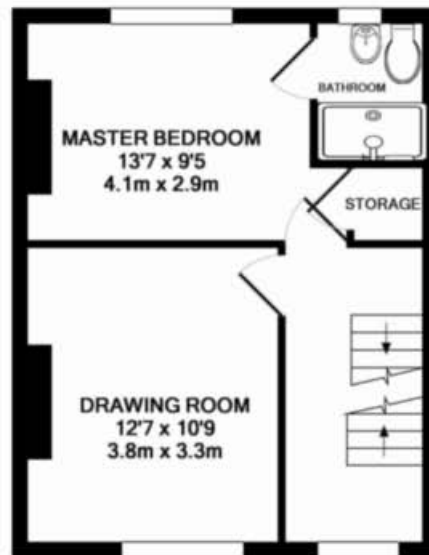




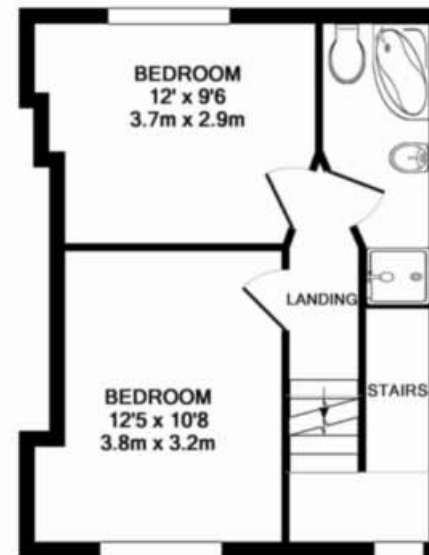




GROUND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1143 SQ.FT. (106.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun district Council: Tax Band F

Reference

PEG135

Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



Pegasus Properties

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