



Orchard Place, Arundel, West Sussex,  
BN18 9BP

  
PEGASUS  
PROPERTIES



## 16 Orchard Place, Arundel, West Sussex, BN18 9BP

Located on the Cathedral walls, and within the heart of the historic market town of Arundel sits this beautifully presented two bedroom period home. With elevated views over Arundel.

Guide Price £450,000 Freehold

Freehold · 2 bedrooms · 2 bathrooms · 2 reception rooms · Central location · 53ft gardens



### Description

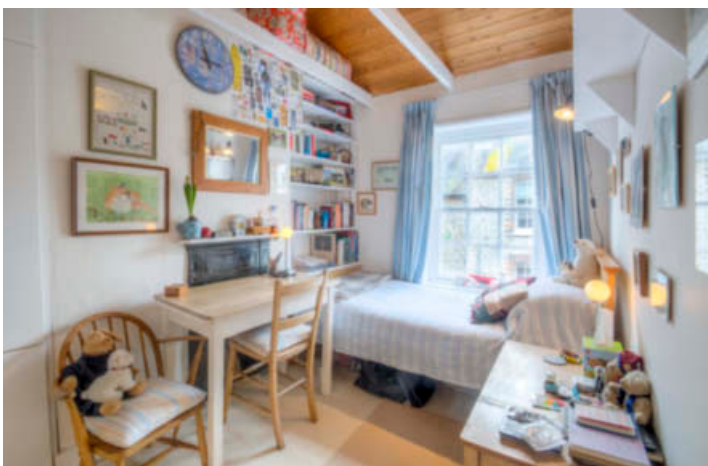
Set in the heart of the historic market town of Arundel, is this well presented period cottage. Located in one of the more favoured positions over looking the magnificent cathedral, whilst being only a short stroll into the High Street. This handsome property retains a wealth of original character features whilst benefiting from spacious open plan reception rooms, with accommodation arranged over two floors. The ground floor comprise of an entrance hall, opening into the large open plan sitting room with feature fireplace and bespoke shutters. The large open plan partly vaulted Kitchen dining area is a particular feature with dual double doors and windows opening out to the generous 53ft rear gardens.

From the kitchen you access the utility/shower room. The first floor comprises of two bedrooms and a family bathroom, with the master bedroom enjoying elevated views over Arundel, part vaulted ceilings with access to a storage area. The 53ft rear gardens are typical of a traditional English cottage with raised beds and a variety of rose bushes with the main walls running along side the cathedral grounds. There is a timber built out building with power and light, which has been used as a study by the current vendor.

### 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;

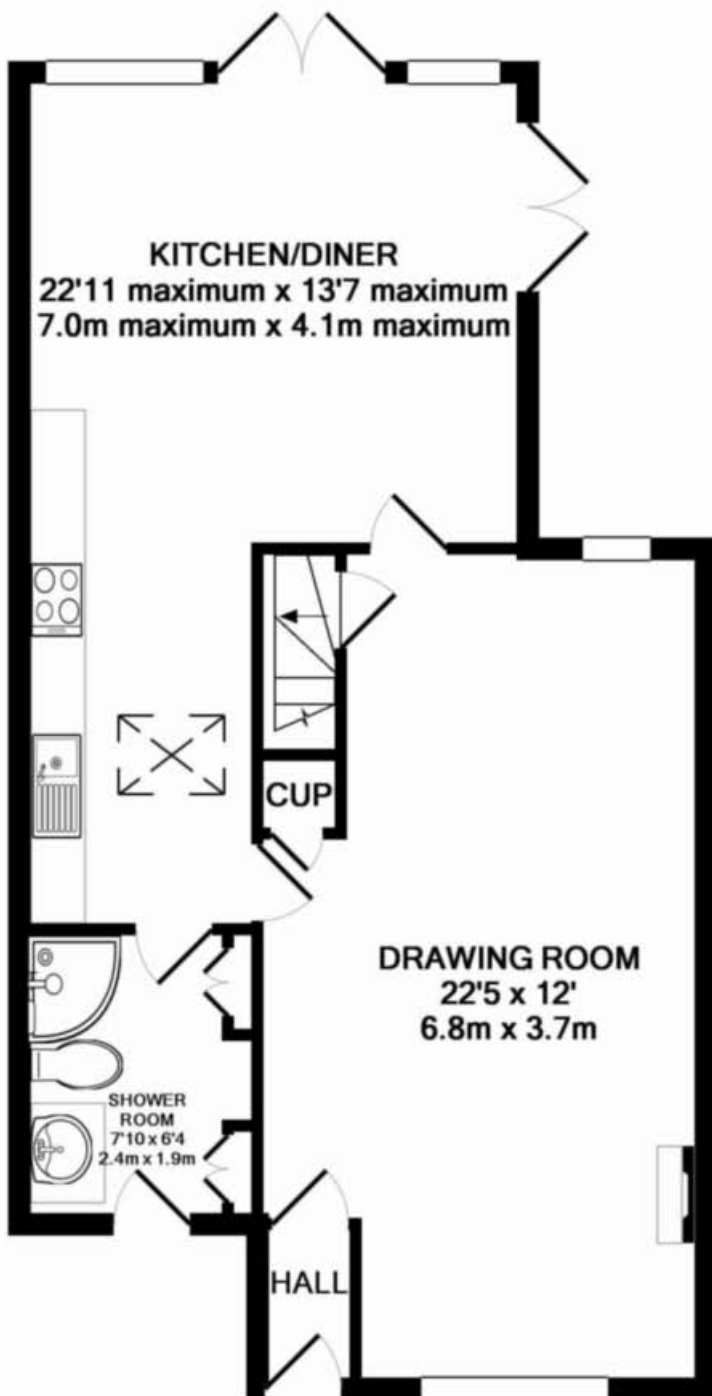


Services  
Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax  
Test Valley Council Tax: Band D  
  
Reference  
PEG15107

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



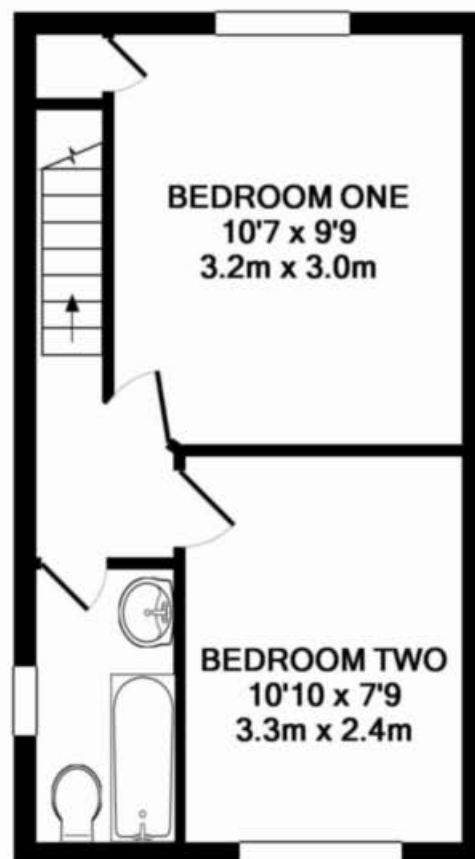


GROUND FLOOR  
APPROX. FLOOR  
AREA 557 SQ.FT.  
(51.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 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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1ST FLOOR  
APPROX. FLOOR  
AREA 266 SQ.FT.  
(24.7 SQ.M.)