



Sims Williams



FITZALAN COTTAGE, 10B, MOUNT PLEASANT, ARUNDEL, WEST SUSSEX, BN18 9BD



## 10b, Mount Pleasant

Approximate Gross Internal Area  
116.6 sq m / 1255 sq ft



These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.  
Not to scale. Created by Emzo Marketing

# Guide Price £539,950

## Freehold

### FITZALAN COTTAGE, 10B, MOUNT PLEASANT, ARUNDEL, BN18 9BD

- Spacious Flint Fronted House
- Living Room with Fireplace
- Kitchen/Breakfast Room
- Large Rear Balcony
- Front Balcony
- Master with Ensuite
- Second Double Bedroom
- Ground Floor Cloakroom & Utility
- Private Covered Parking

### EPC RATING

Current = D  
Potential = C

### COUNCIL TAX BAND

Band = F

#### Three-Storey Flint Fronted House

Situated in an elevated position enjoying open views across Arundel. The facilities of the town are within easy reach including Arundel mainline station which is approximately a mile away.

The ground floor comprises entrance hall with cloakroom, utility area and storage cupboard. On the first floor is a large bright living room with wooden flooring, a feature fireplace, and double doors opening onto the fabulous balcony with pleasant views.

There are double doors into the kitchen/breakfast room which has ample space for table & chairs and has been fitted with a range of units with integrated fridge, freezer, dishwasher and oven. There is an additional small balcony to the front of the property.

On the second floor are two double bedrooms with the dual aspect master benefiting from an ensuite bathroom. There is a further bathroom comprising bath, hand wash basin & WC.

To the front is an area of garden which is mainly laid to lawn with some flower & shrub borders, together with covered parking underneath the property for three cars.

#### Directions

From the top of Arundel High Street, continue Northwards along London Road, take the 3rd left into Mount Pleasant. The property will be found towards the bottom of the road before merging into Park Place on the right-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.



