

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£465,000

Freehold

Fitzalan Road, Arundel, BN18 9JY



Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

2 Station Road, Bognor Regis, West Sussex, PO21 1QE

<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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01243 861344



- Charming Riverside Cottage
- Reception with Open Fire
- Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- Superb Rural Views



Accommodation

Entrance Porch: 5' 4" x 4' 0" (1.65m x 1.22m)
 Sitting Room: 13' 11" x 9' 4" (4.25m x 2.85m)
 Dining Room: 13' 11" x 11' 9" (4.25m x 3.59m)
 Kitchen / Breakfast Room: 13' 8" x 12' 5" (4.18m x 3.79m)
 Bedroom 1: 13' 10" x 9' 4" (4.24m x 2.87m)
 Bedroom 2: 10' 8" x 8' 11" (3.27m x 2.72m)
 Bathroom: 9' 5" x 6' 11" (2.88m x 2.11m)

Council Tax Band: C

What the agent says... “,”

This charming riverside cottage sits on the edge of the historic town of Arundel. The property is situated in an idyllic peaceful location, overlooking paddocks to the front with the generous back garden running down to the River Arun, with views towards Arundel Cathedral.

Fitzalan Road is well positioned, outside the bustle of the Old Town, whilst still being a short walk to Arundel's local shops, restaurants, pubs and mainline station. Viewings are highly recommended to appreciate the wonderful position and stunning views on offer.

The accommodation comprises an entrance porch with space for shoes, a cosy sitting room with a modern uPVC sash window, a further reception room with an open fire and under stairs storage, an open doorway and separate glass double doors lead through to an open plan kitchen and dining area. To the first floor, the principal double bedroom has a modern sash overlooking paddocks with rural views beyond. There is a second double bedroom which features an original cast iron feature fireplace, and the bathroom is fitted with a white suite comprising bath, handwash basin & WC.

AGENTS NOTE: As per the 1979 Estate Agents Act we hereby disclose that the seller is a team member of Clarkes Estate Agents.

Outside, the front garden is low maintenance with some mature shrubs and rose bushes. The delightful long rear garden includes areas of lawn and a paved terrace, together with shrub borders, a greenhouse and a summerhouse. At the rear there is a bank giving direct access to the river with stunning views towards the historic town and Cathedral, which has a large, suspended timber deck, ideal for a seating area.

