



23 Fitzalan Road
Arundel, West Sussex, BN18 9JP



23 Fitzalan Road

A beautifully presented 2 bedroom property, set in a prime position on the outskirts of the historic market town of Arundel, with spacious accommodation, parking for multiple vehicles, rear gardens approaching 130ft, all of which backing directly onto open meadows, with beautiful views towards Arundel Cathedral and Castle.

Leasehold · 2 bedrooms · 1 bathroom · 2 reception areas · Driveway parking · Large garden

Description

This attractive property is located towards the end of Fitzalan Road, made popular by its close proximity to the town whilst retaining a decidedly rural feel, with access to open fields and meadows directly from the property. The approach is via a landscaped driveway providing parking for multiple vehicles and a gated entrance to the gardens and entrance. The front door opens up into a spacious entrance hall with doors leading to all rooms. The main reception rooms consist of a formal sitting room overlooking the front aspect. The dining room is open plan to the sitting room and also enjoys views to the front. The modern kitchen is a bright double aspect room, and enjoys views over the gardens and meadows. There are two good sized double bedrooms, with the master bedroom enjoying views over the gardens and meadows and the guest bedroom views towards Arundel Cathedral and Castle. The rear garden is of particular note, this generous garden is mainly laid to lawn with a large raised deck area ideal for outdoor entertaining. Breaking up the space is a pretty sunken pond, overlooked by the timber summer house which benefits from power and light. A gate to the rear gives way to the meadows which in turn leads to rural walks.

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 and an eclectic mix of independent restaurants.





Services

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

Lease details: 91 years remaining. Ground Rent: £10 p.a.

Buildings Insurance: £37 p.a. Management fee: £130 p.a.

Council Tax

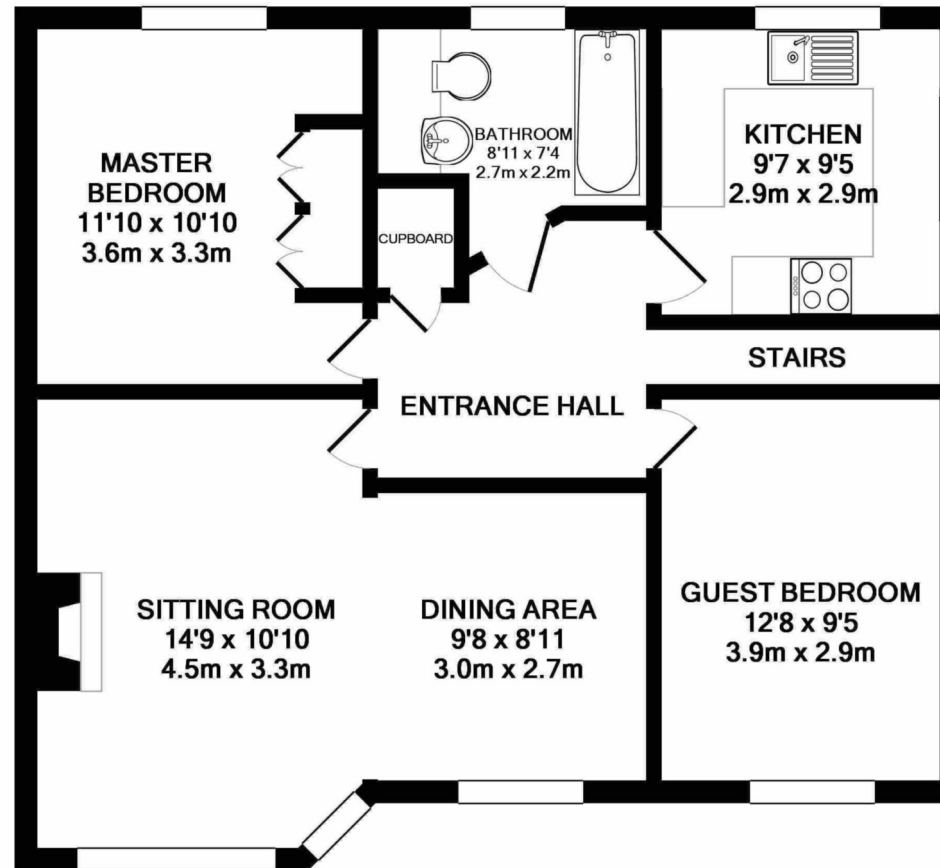
Arun District Council Tax: Band B

Reference

PEG - 23FITZ

Viewings by appointment only

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



TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.2 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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Pegasus Properties

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