

6, Dukes Close, Arundel, West Sussex BN18 9JX

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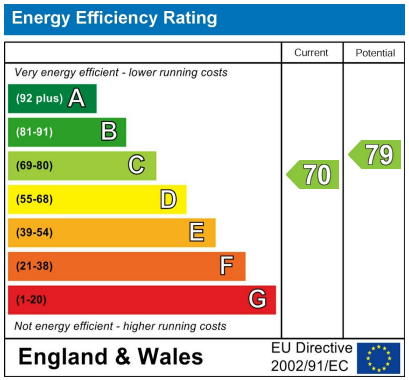


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Arundel, West Sussex BN18 9JX

Price Guide £295,000 Freehold

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- NO ONWARD CHAIN
- OPPOSITE WOODLAND
- HISTORIC ARUNDEL NEARBY
- QUIET NO THROUGH ROAD
- PRIVATE GARAGE
- ACCESS TO ARUNDEL MAINLINE STATION



Directions

What3words///coasting.flies.gazes

Property

Set in a quiet no through close overlooking woodland to the front, this property is a perfect first time buyer or downsize opportunity. The property is accessed via a private front garden with gravelled rockery to the left and path leading down to a level paved area leading to the front door. On entering the property there is a tiled entrance hall with access to the ground floor cloak room, boiler cupboard and separate cloaks cupboard. From here there is a spacious breakfast area which is big enough for a kitchen table or sofa. This leads through to the tiled fitted kitchen with matching base and wall mounted units, roll top work surfaces, kitchen sink and drainer, built in gas hob and oven and space and plumbing for washing machine. To the rear of the breakfast room a door leads through to a separate sitting room with window to rear, solid wood flooring and door to rear garden. From the entrance hall stairs lead up to the first-floor landing with airing cupboard and access to the loft area. There are two bedrooms to the rear of the landing and a further double bedroom to the front with views towards the woodland opposite. A family bathroom with panelled bath, pedestal wash hand basin, low level WC and heated towel rail completes the internal accommodation.

Outside

Outside there is a private paved rear garden with raised patio eating area and steps leading down to further paved area ideal for storage and access to private garage via personal door. A gate to the rear out onto the communal garage access area.









Situation

Arundel captures the essence of heritage, urban chic and country pursuits, all within a stone's throw of London. Arundel has a mainline railway station with frequent services to and from London Victoria, Gatwick Airport, Portsmouth, Chichester and the coast. Experience this much-conserved market town and you will discover more than you'd expect. Combining one thousand years of history with independent shops, contemporary art galleries, a museum, restaurants, cafes and pretty waterside pubs and bars. Arundel Castle is a central feature being a stately home and fortified castle that towers over the town offering great views of the Sussex countryside. There is also a Roman Catholic Cathedral built on the crown of the hill and a particular landmark within Arundel and the parish church of St Nicholas Church sits between the cathedral and the castle and is a popular destination for many visitors.

Sporting and recreation

Arundel offers a great range of sporting and recreational facilities for families, couples and groups including fishing, canoeing and boating on the River Arun. There is an outdoor swimming pool, wildlife watching and walking and cycling on the South Downs National Park. Just ten minutes from the centre of town is Amberley Museum with 36 acres to explore and over 40 exhibits to visit and discover the South's working past. . Each year Arundel plays host to some of Sussex's most popular events, including Arundel Arts Festival, Arundel Food Festival and Arundel Cathedral's Feast of Corpus Christi and magnificent Carpet of Flowers. There is a selection of primary schools, pre-schools and nurseries in and around Arundel. There is horse racing at Goodwood, car racing at the Goodwood Festival of Speed and Goodwood Revival and drama at Chichester's Festival Theatre.

AGENTS NOTE

Please note that due to operational and GDPR issues, these are library photos of the marketed property.









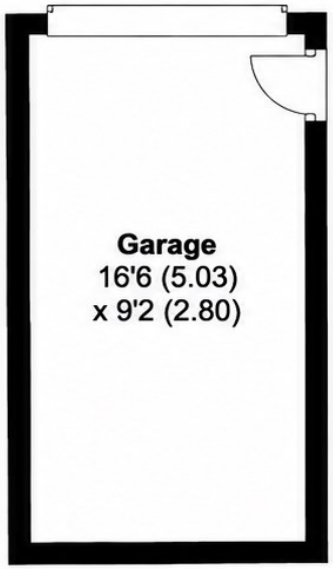






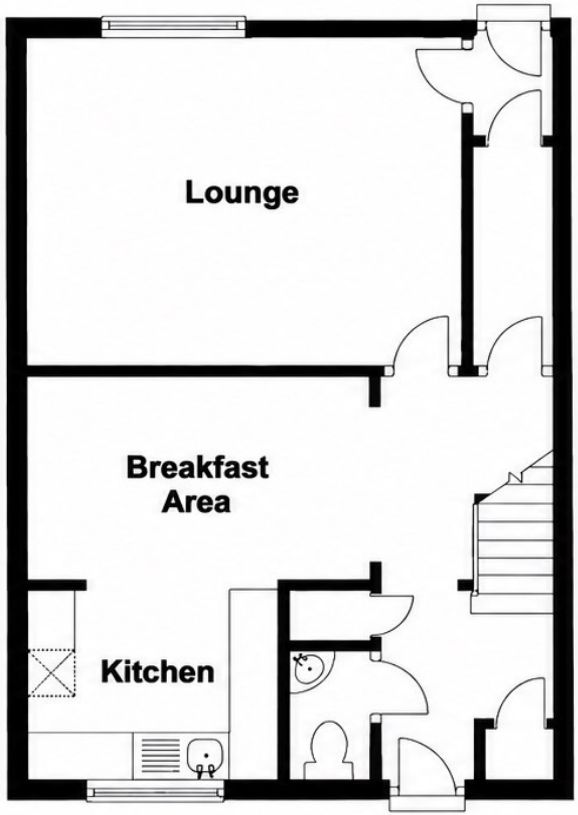
Garage

Approx. 13.4 sq. metres
(144 sq. feet)



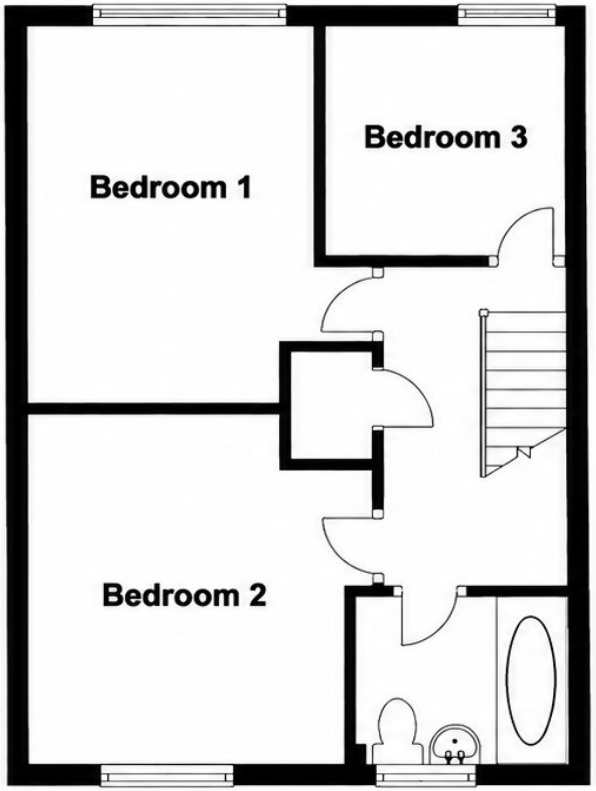
Ground Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



Total Approx. Floor Area
108.3 sq. metres
(1,165.2 sq. feet)
(Including Garage)

For guide purposes only - Not to scale - Please note there can be up to a 10% tolerance allowance for error on all measurements

Agent note and the vendors/landlords of this property, whose agents they are, give notice that: 1. Our particulars are for guidance only and are intended to give a fair overall summary of the property. 2. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. 3. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. 4. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service, system or appliance. Accepted offers from purchasers are subject to a mandatory anti money laundering (AML) ID check. The non-refundable fee is payable when the offer is agreed, before the sales memorandum is issued.