

Rosehip Cottage, Warningcamp, Arundel, West Sussex BN18 9QQ

GL & CO ESTATE AGENTS

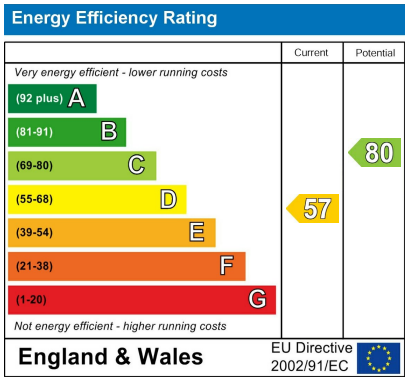


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Price Guide £370,000 Freehold

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- WELL PRESENTED
- STUNNING VIEWS
- NO ONWARD CHAIN
- MAINLINE STATION NEARBY WITH DIRECT ACCESS TO LONDON
- PICTURESQUE RURAL SETTING
- ALLOCATED PARKING
- HISTORIC ARUNDEL NEARBY
- LANDSCAPED REAR GARDEN



DIRECTIONS

What3words///hiking.region.torso

THE PROPERTY

Built in the late 1920's, these charming cottages are situated about a mile from the historic market town of Arundel in a small rural hamlet in Warningcamp.

Inside the property is entered via a small entrance hall with a door immediately to the right leading into the spacious sitting room with period features including Dado rail, cornicing, ceiling rose and feature arts & crafts style open fire, with window and views to front. Off the sitting room a door leads through to the kitchen/diner with space for kitchen table to the left and modern fitted kitchen to the right with matching base and wall mounted units, sink and drainer and space for appliances. To the rear of the kitchen a door leads through to the conservatory, which also has space and plumbing for washer/dryer and access onto the rear garden terrace.

To the first floor there are two bedrooms both with views to front over farmland and surrounding countryside. A modern refitted family shower room with large walk-in shower, dual sinks and low-level WC, completes the internal accommodation.

OUTSIDE

To the front of the property there is a level lawn screened to one side by mature hedging. The storage at the front is a purpose built log store for the fully functioning open fire in the lounge.

To the rear, there is a generous, paved seating area, ideal for al fresco dining leading onto a well screened level lawn area. To the rear of the garden there is a further circular paved seating area specifically designed to enjoy the stunning views over adjoining farmland and views of Arundel Castle and Cathedral beyond. The property also benefits from an allocated parking space. With Arundel Station nearby offering direct access to Central London, this property offers the best of both worlds.

SITUATION

Warningcamp is a wonderfully tiny village in the shadow of Arundel Castle and home to little more than 100 people. It was first known as a farming settlement back in the days of William the Conqueror. It is now a quiet little hamlet towards the east of Arundel and is easily missed by people visiting the city. Warningcamp has many walks, bridleways and mountain bike routes to explore.









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.

COUNCIL TAX

Council Tax Band C. Please contact Arun District Council on 01903 737752.

SERVICES

Private drainage, communal septic tank. Electric heating.

The outside storage at the front is a purpose-built log store for the fully functioning open fire in the lounge. NB - Local woodyard half a mile away in Crossbush Lane, delivers regularly as and when required.

According to Ofcom for this address Ultrafast broadband is available.
Highest download speed is 1800 Mbps.

IN THE KNOW

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

VIEWING

Strictly by appointment through GL & Co. Please telephone: 01903 742354 or email: enquiries@glproperty.co.uk







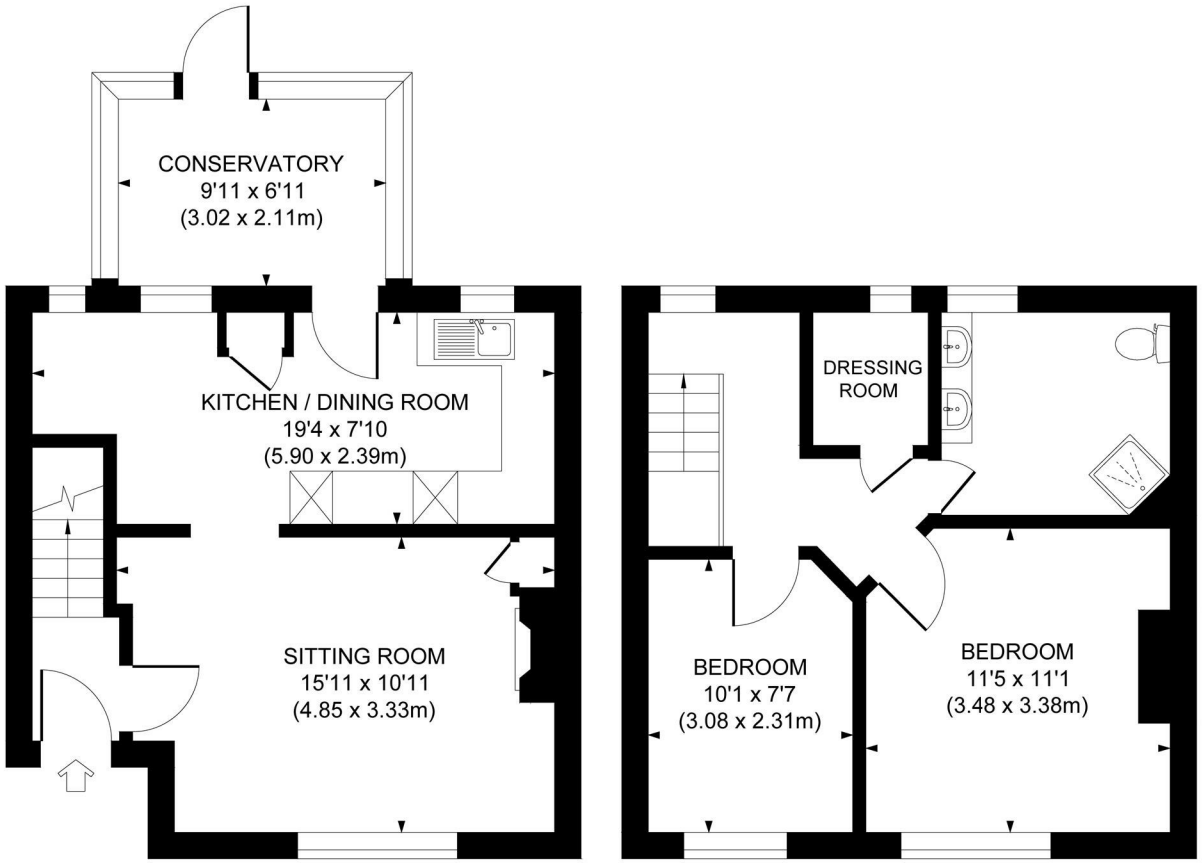








Approximate Gross Internal Area
823 sq. ft / 76.50 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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.