



**Price**

**£850,000**

**Freehold**

2x  1x  2x 

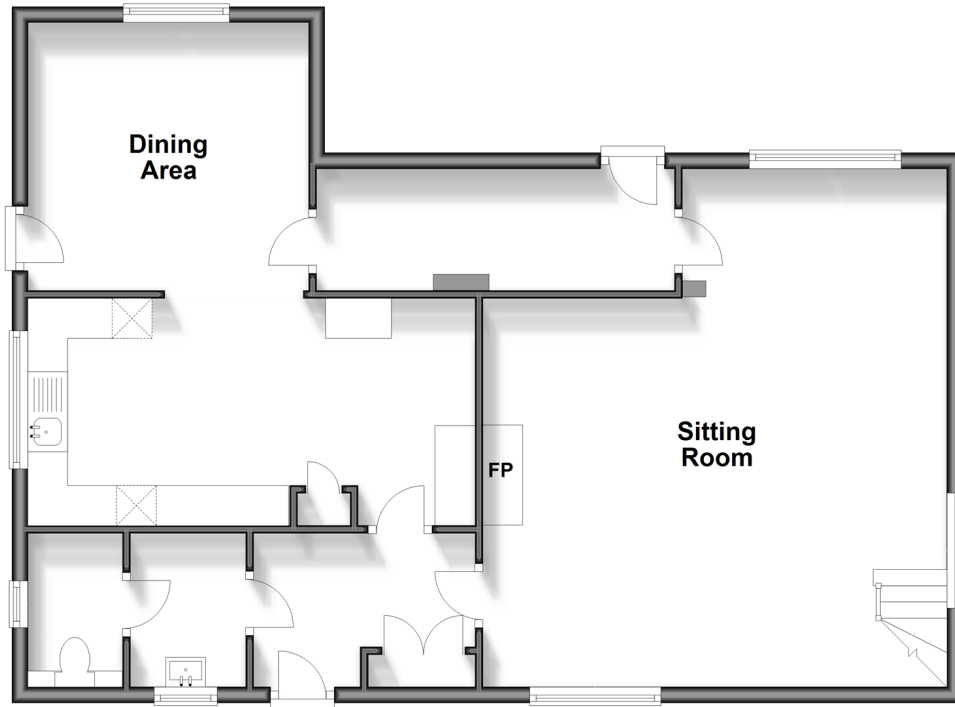
Warningcamp, Arundel, West Sussex BN18

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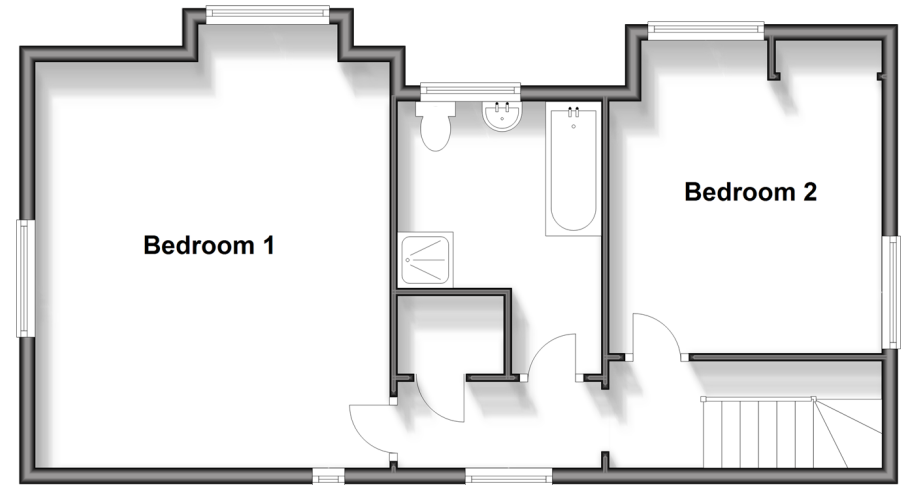
## Ground Floor

Approx. 81.1 sq. metres (872.9 sq. feet)



## First Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen : 17'3 x 9'10 (5.26m x 3.00m)

Dining Area: 11'6 x 10'1 (3.51m x 3.08m)

Sitting Room : 23'1 x 19'2 (7.04m x 5.85m)

Utility Room : 13'4 x 4'10 (4.07m x 1.47m)

Cloakroom and WC: 9'9 x 6'0 (2.97m x 1.83m)

### FIRST FLOOR

First Floor Landing

Bedroom 1 : 17'4 x 15'2 (5.29m x 4.63m)

Bathroom : 8'10 x 7'8 (2.69m x 2.34m)

Bedroom 2: 11'2 x 11'0 (3.41m x 3.36m)

### OUTSIDE

Front Garden

Rear Garden and paddock

Driveway



## Main features

- Attractive Sussex Flint Grade II listed detached cottage
- Scope for renovation
- Idyllic views of rolling green countryside
- Attractive Rear garden with large lawn and allotment
- Located in a secluded, highly desirable rural English village with a green, country walks & award winning gastro pub



### Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 1.3 miles, Arundel CofE Primary 1.8 miles, St Margaret's CofE Primary 2.3 miles

Secondary Schools: Cornfield School, Littlehampton 2.1



### Transport Information

Train Stations: Arundel 0.7 miles, Ford 2.5 miles, Littlehampton 3.0 miles



### Address

Warningcamp, Arundel, West Sussex BN18



### Directions

For directions to this property please contact us.





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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

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