

2 Abercrombie Mews  
Queen Street  
Arundel  
BN18 9JG



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



## 2 Abercrombie Mews Queen Street

### Entrance Hall

Step through the front door into the carpeted and centrally heated entrance hall. Here you will find a Cloaks Cupboard (housing electricity meter), downstairs Cloakroom and an under-stairs cupboard providing space and plumbing for washing machine. Stairs lead to the First Floor Landing.

### Cloakroom

Two WCs and wash handbasin, extractor fan

### Living/Dining Room

The charming living/dining room is flooded with light from the sash windows, French doors leading on to the rear patio and from the kitchen/breakfast room. Fully carpeted with radiators, brick chimney breast with open fire. Fireangel smoke detector and double sockets and radiator.

### Kitchen/Breakfast Room

The neutrally decorated part-tiled kitchen/breakfast room comprises metro grey tiles, wood effect vinyl flooring, double radiator, two double-glazed sash windows, double sockets, two ceiling lights, smoke detector; wood effect work tops, cream Shaker style wall and floor cupboards. Appliances include Lamona oven, Karlnear Electric Hob with extractor fan above, fridge with freezer compartment, dishwasher; Stainless Steel Single Sink Unit with mixer tap. Archway to living/dining room.

### First Floor Landing

Stairs to first floor landing with white painted balustrade spindles; smoke alarm

### Bedroom 3

Fully carpeted, 2 off double sockets, single radiator, double glazed sash window.

### Bedroom 2

Fully carpeted, 2 off double sockets, double radiator and sash double glazed window.

### Bedroom 1

Fully carpeted with 3 off double sockets, double plus single radiator, double glazed sash window

### Family Bathroom

Part tiled comprising white bath with shower over (Triton), hand-basin and low level WC; grey vinyl wood effect flooring'. Extractor fan. Cupboard housing Vokera gas boiler; Loft access.

### Rear Patio Garden

Paved and fenced rear patio, with private gate to parking space.

### Allocated Parking Space

Parking space for one vehicle at rear of property, which is reached via Fitzalan Pool Car Park

### INFORMATION

Arun District Council Tax Band: E  
EPC: D



Local Authority  
Arun District Council

Council Tax Band

E

#### Directions

Approaching Arundel from the A27 running east to west, the property is located on the right side of Queen Street. Stop and park before reaching the bridge over the River Arun.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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 and potential buyers/tenants are advised to recheck the measurements



# CALLAWAYS

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