

SW

Sims Williams



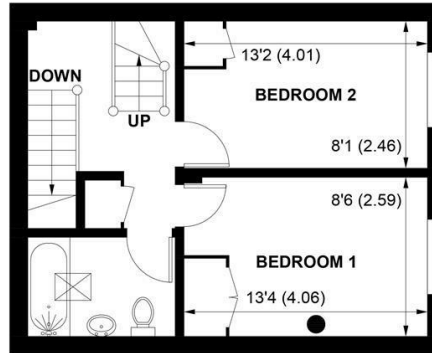
9 OLD POOR HOUSE COTTAGES, MOUNT PLEASANT, ARUNDEL, WEST SUSSEX, BN18 9BD



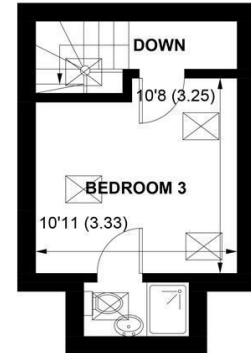
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 915 SQ FT / 85.0 SQ M
(EXCLUDING CARPORT)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£1,600 PCM

9 OLD POOR HOUSE COTTAGES, MOUNT PLEASANT, ARUNDEL,

- Three Bedroom Cottage
- Unique Grade II Listed Building
- Open Plan Living Area
- Ground Floor Cloakroom
- Three Double Bedrooms
- En Suite Bathroom
- Car Port
- Rear Garden & Communal Gardens
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

A beautifully presented period townhouse with three double bedrooms, secluded garden, car port & parking, nestled in the heart of Arundel Old Town. This historic converted building offers the charm of an older town centre property with the benefit of all modern conveniences and presentation.

The ground floor benefits from underfloor heating and comprises an entrance hall with WC. The open-plan living/dining room features tiled flooring, an ornate wood burner and window shutters. The dining area has ample space for table & chairs and double doors opening to the rear garden.

The modern fitted kitchen features wooden surfaces and eye and base level units with integrated sink, electric hob and oven. There is space for fridge-freezer and a pantry cupboard with storage and plumbing for washing machine.

The second floor comprises a bright and airy double bedroom/study featuring built in storage, several velux windows which also benefit from the superb views, and a fitted ensuite shower room.

Outside, the rear paved courtyard garden has shingled borders. There is a large shed, and a rear gate which leads out to the serviced communal gardens which offer additional space for the residents of The Old Poorhouse.

To the front, the large shingled driveway offers visitors parking and entrance to the open brick carport with parking for one car.

Pets may be considered.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

