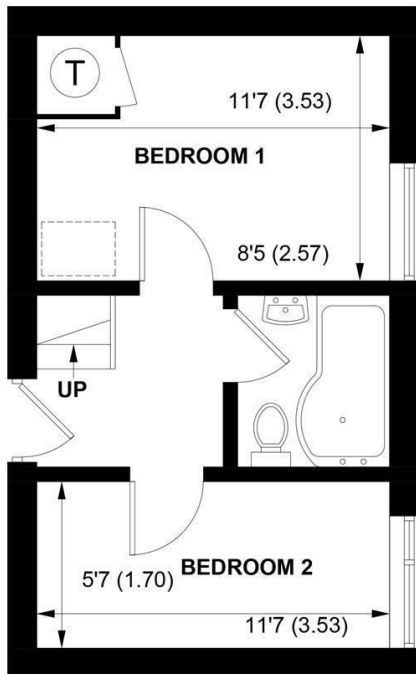


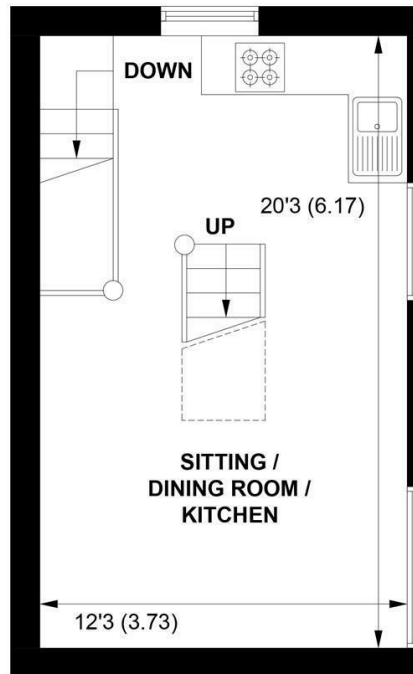


FAGIN'S FOLLY, THE SLIPE, ARUNDEL, WEST SUSSEX, BN18 9DU

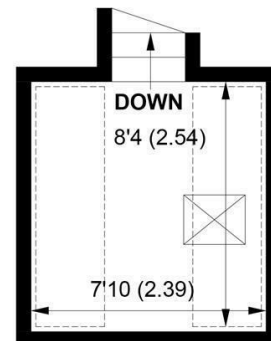




GROUND FLOOR



FIRST FLOOR



MEZZANINE LEVEL

APPROXIMATE GROSS INTERNAL AREA = 496 SQ FT / 46.1 SQ M

MEZZANINE LEVEL = 71 SQ FT / 6.6 SQ M

TOTAL = 567 SQ FT / 52.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

£1,200 PCM

FAGIN'S FOLLY, THE SLIPE,
ARUNDEL,
WEST SUSSEX, BN18 9DU

- Charming Period Property
- Central & Discreet Location
- Flexible Accommodation
- Dual Aspect Sitting Room/Kitchen
- Mezzanine Level
- Two Bedrooms & Modern Bathroom
- Outside Space
- Available Immediately
- Deposit: Five Weeks' Rent

EPC RATING

Current = G

Potential = D

COUNCIL TAX BAND

Band = A

A unique period cottage in the heart of Old Arundel which has been refurbished throughout offering bright accommodation with two bedrooms and an outside seating area.

Situated in a sought after and convenient location, within the old town part of Arundel, the cottage has access to local shopping, leisure facilities and transport links. Arundel mainline station with a London and coastal service is within a mile, whilst good road links via the A27 and A29 are close by.

The wonderful dual-aspect, open plan living room/kitchen is located on the first floor with the kitchen featuring vaulted ceilings, wooden flooring and fitted units including an oven and hob and separate fridge.

The living area has a staircase up to a mezzanine level which would make an ideal hobby room or study. New glass has recently been installed which enhance its appearance.

On the ground floor are two bedrooms and the bathroom, which is fitted with a modern suite comprising bath with wall shower, WC & hand wash basin.

Directions

From our office at 8a High Street, proceed northwards up the High Street and take the first turning left into Tarrant Street. As Tarrant Street merges into Surrey Street, continue straight where the property will be found on the right hand side.

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.

