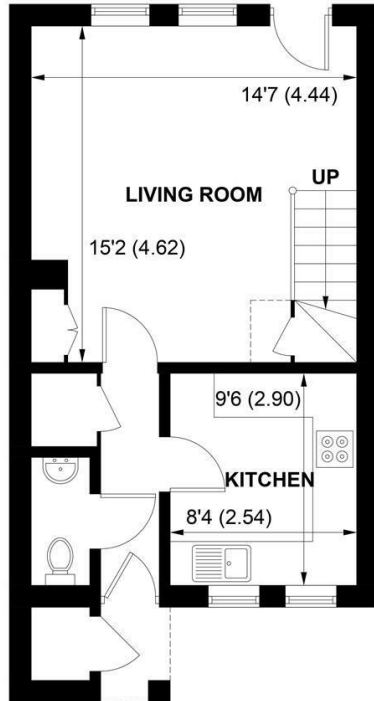


SW

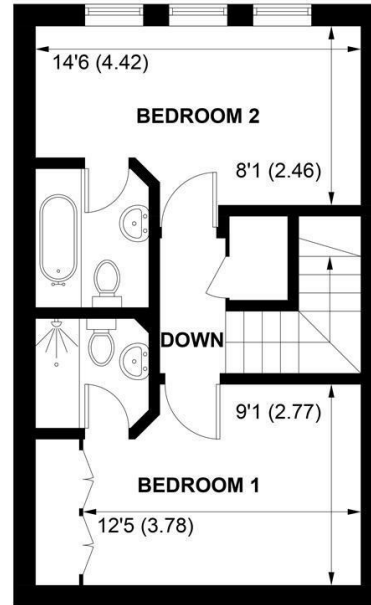
Sims Williams



15 FITZALAN MEWS FITZALAN ROAD, ARUNDEL, WEST SUSSEX, BN18 9JP



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 735 SQ FT / 68.3 SQ M  
(EXCLUDING EXTERNAL STORE)

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

# £1,500 PCM

15 FITZALAN MEWS, FITZALAN ROAD,  
ARUNDEL,  
WEST SUSSEX, BN18 9JP

- Two Bedroom Terraced House
- Large Bright Lounge
- Fitted Kitchen
- Ground Floor Cloakroom
- Two Bedrooms
- Two En Suite Bathrooms
- Enclosed Rear Garden and Communal Garden
- Garage & Driveway
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = D

Fitzalan Mews is a small enclave of properties situated in Fitzalan Road, which lies just off Queen Street, just south of the river. The Co-Op convenience store, along with all the other shops in the town, is only a short stroll away and the station is also situated nearby, within easy walking distance.

This particular house has an entrance hall with storage cupboard and a ground floor cloakroom.

The kitchen is finished with eye and base level cupboards, integrated electric oven, gas hob with extractor over, free standing washing machine and fridge/freezer.

The lounge is of a very generous size and has a patio door leading out to the charming courtyard garden. There is a useful under stairs cupboard.

Upstairs are two bedrooms. the master to the front is a double room with built in wardrobe and en suite shower room comprising of a shower cubicle with white basin and W.C.

The second bedroom is located to the rear and also benefits from its own bathroom comprising of a white suite.

To the rear of the property is a enclosed courtyard with gate leading to the communal gardens.

The property benefits from a garage with parking space to the front.

Neutral décor throughout, gas central heating and double glazing.

With regret, no pets.

*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.*

