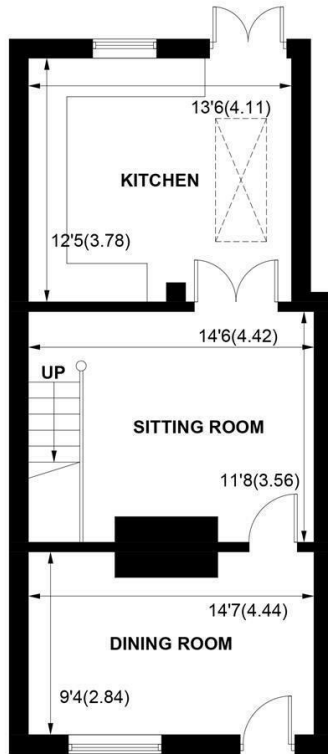
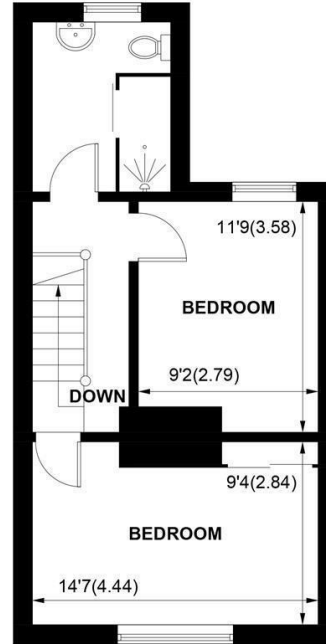




136 FITZALAN ROAD, ARUNDEL, WEST SUSSEX, BN18 9JZ



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 875 SQ FT / 81.3 SQ M**

**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
Produced for Sims Williams

# £1,350 PCM

136, FITZALAN ROAD,  
ARUNDEL,  
WEST SUSSEX, BN18 9JZ

- Two Bedroom Cottage
- Two Reception Rooms
- Fitted Kitchen/Breakfast Room
- Two Double Bedrooms
- Modern Bathroom
- Large Rear Garden
- Beautiful Views
- Gas Central Heating
- Five Week Rent Security Deposit

## EPC RATING

Current = E

Potential = B

## COUNCIL TAX BAND

Band = C

The property has a small shingled front garden leading to the front door.

Upon entering the property you are welcomed in to the first reception room with ornamental fireplace and featuring engineered wood flooring leading through in to the second reception room. Also offering a brick ornamental fireplace and stairs leading to the first floor.

Double doors lead through to the kitchen/breakfast room with lantern roof light. newly fitted kitchen with base level units, integrated electric oven, gas hob with extractor over, integrated washing machine and dishwasher, along with freestanding fridge/freezer. Space for dining table and chairs and patio doors leading on to the garden.

On the first floor the master bedroom is located to the front of the property which is a double room with ornate fireplace and built in wardrobes.

There is a further double bedroom again featuring an ornate fireplace.

The bathroom has been finished to a high standard with double shower cubicle featuring modern brick style tiles, white basin and W.C.

The garden is 100ft leading on to the River Arun.

The property has been completely renovated in 2019 and benefits from gas central heating, partial double glazing and neutral decor throughout. The EPC rating does not reflect the renovations that have taken place at the property.

There is on street parking available.

*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

