

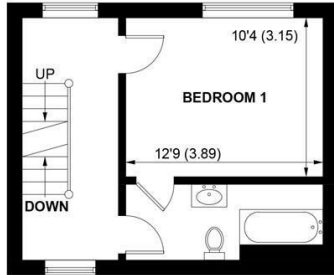
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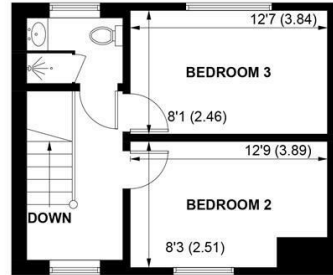


HERRICKS, SCHOOL LANE, ARUNDEL, WEST SUSSEX, BN18 9DR

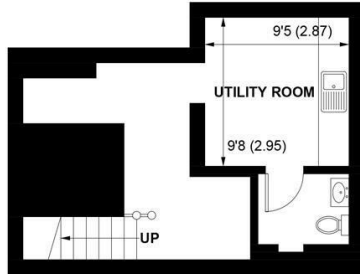




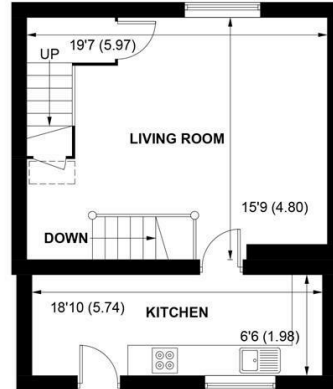
FIRST FLOOR



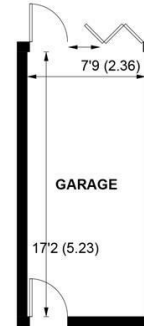
SECOND FLOOR



BASEMENT



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1078 SQ FT / 100.2 SQ M

BASEMENT = 244 SQ FT / 22.7 SQ M

GARAGE = 132 SQ FT / 12.3 SQ M

TOTAL = 1454 SQ FT / 135.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

# £2,000 PCM

HERRICKS, SCHOOL LANE,  
ARUNDEL,  
WEST SUSSEX, BN18 9DR

- Period Town House
- Superb Condition
- Entrance Hall
- Fitted Kitchen & Utility Room
- Large Reception
- Three Bedrooms & Two Bathrooms
- Garage & Small Courtyard
- Available October 2024
- Deposit: Five Weeks' Rent

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = E

This fantastic, period town house has been renovated to a very high standard and it is now presented in immaculate condition. It is available furnished and will suit discerning tenants who are seeking a house of outstanding quality.

There is a small entrance lobby, which leads to the generous sitting room. This, in turn, leads downstairs to a super utility room and cloakroom. There is good head room down here. N B The w.c. is not in use.

The kitchen is beautifully fitted with a range of stylish, modern units and there is access to the shared rear courtyard from this room.

On the first floor there is a large bedroom and a bathroom, which consists of a high spec suite. On the second floor there are two further bedrooms, along with a shower room. This again has a very modern suite.

Outside, there is a small, shared courtyard where it is possible to accommodate a small table and chairs. There is access along this courtyard, which is shared with adjoining neighbours, to the garage.

The glorious market town of Arundel is dominated by the castle and cathedral. All local facilities are within easy walking distance, and there are a fantastic selection of restaurants, cafes, independent shops, and the mainline station to London Victoria.

Directions: School Lane is accessed at the bottom end of Tarrant Street and the property will be found almost immediately on the right, as you enter the lane.

*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.*

