

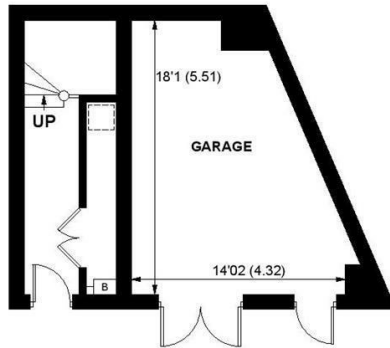


Sims Williams

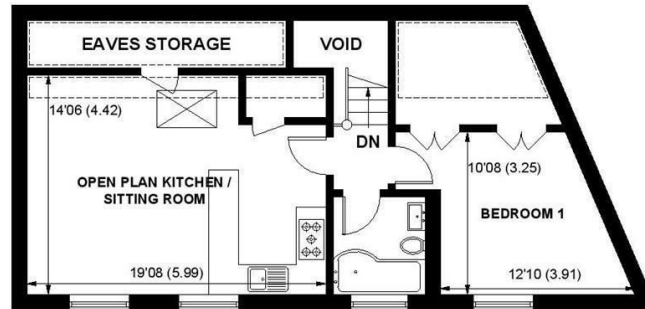


14 EAGLE BREWERY YARD BREWERY HILL, ARUNDEL, WEST SUSSEX, BN18 9FJ

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 738 SQ FT / 68.6 SQ M  
GARAGE = 214 SQ FT / 19.9 SQ M  
TOTAL = 952 SQ FT / 88.5 SQ M  
(INCLUDING EAVES STORAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©  
Produced for Sims Williams

# £1,295 PCM

14 EAGLE BREWERY YARD, BREWERY  
HILL,  
ARUNDEL,

- Modern Apartment
- Exclusive Gated Development
- Dual-Aspect Kitchen/Living Room
- Kitchen with Integrated Appliances
- Double Bedroom with Fitted Wardrobes
- Stylish Bathroom
- Large Garage
- Long Term Let Intended
- Five Week Security Deposit

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = B

A superb opportunity to rent an immaculately presented modern apartment situated in an exclusive gated development in the heart of old Arundel. The property has been finished to a high specification with the benefit of having the largest garage in the development.

On the ground floor is an entrance hall with useful storage cupboards and stairs leading to landing with doors to all principle rooms. The wonderful open plan kitchen/living room enjoys a dual-aspect and features wooden flooring, American shutters, storage cupboard & further eaves storage.

The modern kitchen is fitted with a range of white units with granite surfaces and integrated appliances including fridge, dishwasher, washing machine, oven & gas hob, please note there is a freezer located in the garage.

There is a double bedroom which benefits from double built-in wardrobes and American shutters. The stylish bathroom is fitted with a white suite comprising bath with wall shower, heated towel rail, hand wash basin & WC.

Outside is a large garage with power which is located directly underneath the apartment. Sorry 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.*

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

