

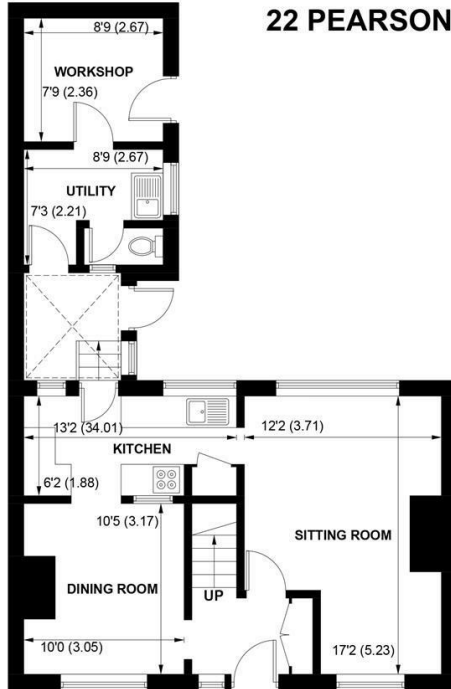
The logo consists of the letters 'Sw' in a stylized, cursive, gold-colored font, set against a dark blue square background.

Sims Williams

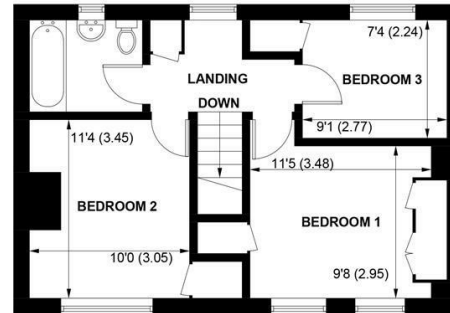


22 PEARSON ROAD, ARUNDEL, BN18 9HR

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GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1095 SQ FT / 101.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

£1,500 PCM

22, PEARSON ROAD,
ARUNDEL,
, BN18 9HR

- Three Bedroom Semi Detached House
- Arundel Location
- Two Double Bedrooms with Storage
- Two Reception Rooms
- Kitchen with Separate Utility Area
- Workshop
- Modern Bathroom with Shower Over Bath
- Large Rear Garden
- Deposit: Five Weeks' Rent

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

This property offers a dining room and lounge both connecting to the kitchen at the back with a range of eye and base level units, an oven/ hob and space and plumbing for a washing machine and fridge freezer.

Further to this you will find a handy utility area with WC and workshop situated to the rear of the property with access to the garden from both outhouses.

On the first floor are two double bedrooms both with built in storage, there is a modern bathroom with shower over the bath tub, low level WC and wash hand basin. The third bedroom is great for a single bed or hobbies room. There is also a handy airing cupboard on the landing next to the bathroom.

The property benefits from a large rear garden mostly laid to lawn with a paved patio area.

Conveniently located a short distance from Arundel Town Centre, Train Station and the A27, you will also find The Arundel Surgery just round the corner and Arundel C of E Primary School at the top of the hill. Pets may be considered on a case by case basis.

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

