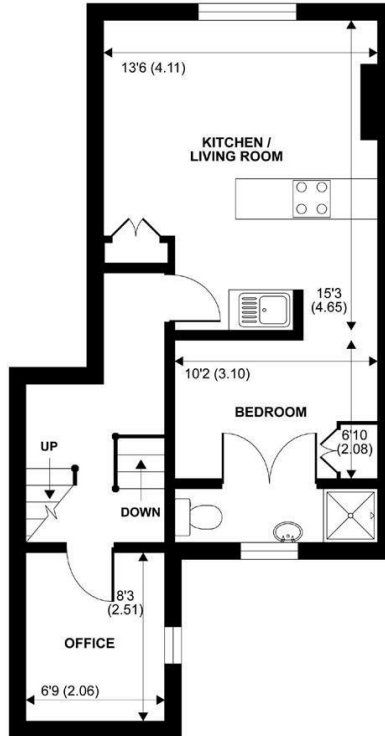


SW

Sims Williams



25B HIGH STREET, ARUNDEL, WEST SUSSEX, BN18 9AD



APPROX. GROSS INTERNAL FLOOR AREA 439 SQ FT 40.7 SQ METRES  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2013©

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# £900 PCM

25B, HIGH STREET,  
ARUNDEL,  
WEST SUSSEX, BN18 9AD

- One Bedroom Flat
- Town Centre Location
- Beautifully Presented
- Open Plan Living Room/Kitchen
- Separate Storage Space
- Double Bedroom
- Shower Room
- Gas Central Heating
- Deposit: Five Weeks' Rent

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = A

Positioned in the highly sought after town centre of Arundel, the property is in easy access of Arundel's amenities with cafes, restaurants and shops all within walking distance. Arundel mainline train station is in close proximity which offer rail links to London and coastal areas. The A27 offer excellent road links to Chichester and Brighton.

The property uses a communal front door as access to the apartment which is located on the first floor of the building. The open plan living room/kitchen is lovely and light.

The living room/kitchen consists of wooden floorboards, sash window, small storage cupboard, breakfast bar, gas hob with an oven below, integral fridge and dishwasher.

The double bedroom is adjacent to the living room and has fitted wardrobes, under bed storage and bedside unit. There are double doors that open into the shower room which comprises a W/C, hand wash basin and shower cubicle.

The apartment also benefits from having a separate room which would work perfectly as a storage room. This room has plumbing for a washer/dryer.

Directions: the flat is situated at the bottom of the high street, above the fudge shop.

*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.*

