

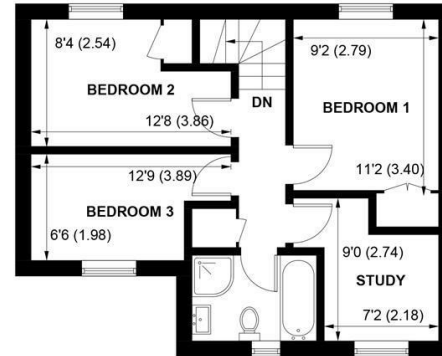
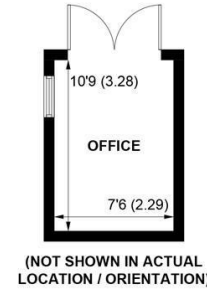


Sims Williams



25, FITZALAN MEWS, FITZALAN ROAD, ARUNDEL, WEST SUSSEX, BN18 9LF





APPROXIMATE GROSS INTERNAL AREA = 1067 SQ FT / 99.1 SQ M

GARAGE / OFFICE = 239 SQ FT / 22.2 SQ M

TOTAL = 1306 SQ FT / 121.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

# £540,000 Freehold

25, FITZALAN MEWS,  
FITZALAN ROAD, ARUNDEL,  
WEST SUSSEX, BN18 9LF

- Detached Family House
- Double Aspect Kitchen / Dining Room
- Three Bedrooms
- Study/Bedroom 4
- Modern Family Bathroom
- Conservatory & Garden Room
- South Facing Courtyard Garden
- Off Road Parking For 3 Cars
- Electric Charging Point

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = F

Situated in a quiet yet convenient location accessible to facilities in Arundel including shops, restaurants and Arundel mainline railway station, which provides a London and coastal service. There are also good road links to the surrounding areas via the A27 and A29. The property provides bright accommodation and enjoys views across to the town.

The ground floor comprises an entrance hall, through to a spacious living room with fabulous views of the castle with French doors leading into a bright conservatory with space for table and chairs with direct access to the terraced garden.

The double aspect kitchen/dining room has eye to base level units that are fitted with a range of appliances including, double oven and gas hob with extractor above, dishwasher and plumbing for a washing machine. There is a ground floor W.C.

On the first floor there are two double bedrooms both benefit from fitted wardrobes and enjoy far reaching views over surrounding the countryside, a further single bedroom a separate study which benefit from views of the cathedral and castle.

To the front of the property there is a driveway space to the right hand side

providing off road parking for one car and this leads to the garage. There is an additional car parking space at the end of the mews allocated to the property.

Outside is a south facing terrace with side door access to the garage and a superb office/garden studio. There is a small area to the rear of the studio overlooking the allotments.

## Directions

From our office head straight over the roundabout and turn right into Queens Lane. Follow the road round onto Fitzalan Road where the property will be found on the left hand side.

## Disclaimer

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.



