

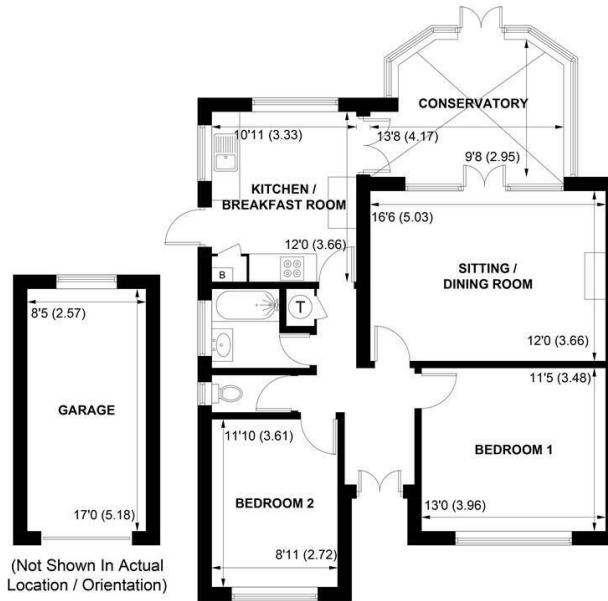
The logo consists of the letters 'SW' in a white, elegant, cursive script, set against a dark blue square background.

Sims Williams



50 FITZALAN ROAD, ARUNDEL, SUSSEX, BN18 9JS





(Not Shown In Actual Location / Orientation)

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 876 SQ FT / 81.4 SQ M
 GARAGE = 143 SQ FT / 13.3 SQ M
 TOTAL = 1019 SQ FT / 94.7 SQ M
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
 Produced for Sims Williams

£425,000 Freehold

50, FITZALAN ROAD,
ARUNDEL,
SUSSEX, BN18 9JS

- Semi Detached Bungalow
- Fitted Kitchen
- Sitting Room with Feature Fireplace
- 2 Double Bedrooms
- Bathroom & Separate W.C
- Views to Castle & Cathedral
- Front & Rear Mature Gardens
- Driveway & Garage
- No Onward Chain

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = D

Situated in a quiet, yet convenient location accessible to the facilities in Arundel including the mainline train station with London and coastal services. There are good road links to the surrounding areas via the A27 and A29.

An attractive end of terrace semi detached bungalow benefitting from front & rear gardens, garage and off road parking. The property enjoys views out to the castle and the cathedral.

The property comprises a spacious hallway on entry, through to a spacious sitting room with feature fireplace and double doors through to the conservatory. The conservatory has doors leading out to the garden terrace.

The kitchen is fitted with a range of eye to base level units that have been integrated with a washing machine, dual oven and hob. There is plenty of storage space.

There are two double bedrooms both benefitting from generous amounts of

light. There is a fully fitted family bathroom and separate W.C.

Outside, is a beautifully landscaped garden with mature shrubbery and trees providing privacy.

Directions

From our office head straight over the roundabout and turn right into Queens Lane. Follow the road round onto Fitzalan Road and the property can be found at the end of the road on the right hand side.

Disclaimer

As the seller's 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 enquiries before making any transactional decisions.

