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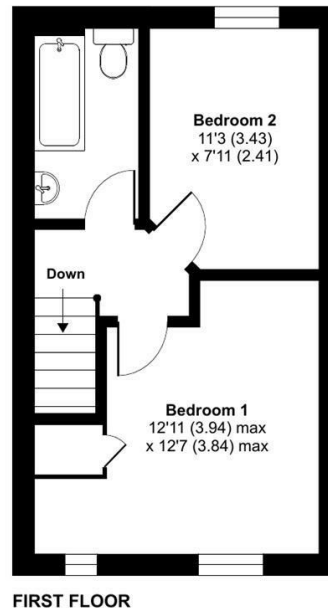
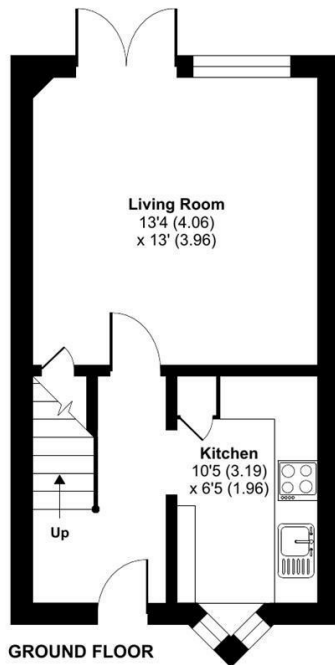
Sims Williams

35 PENFOLDS PLACE, ARUNDEL, WEST SUSSEX, BN18 9SA



Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Sims Williams. REF: 1298794



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# £335,000 Freehold

35, PENFOLDS PLACE,  
ARUNDEL,  
WEST SUSSEX, BN18 9SA

- Charming Terraced Cottage
- Beautifully Presented Throughout
- Newly Fitted Modern Kitchen
- Living Room with French Doors
- Two Bedrooms
- Fitted Family Bathroom
- Located in Quiet Cul-De-Sac
- Landscaped Garden
- Two Private Parking Spaces

## EPC RATING

Current = C

Potential = A

## COUNCIL TAX BAND

Band = D

A delightful terraced cottage situated in a peaceful cul-de-sac on the outskirts of Arundel, conveniently positioned within walking distance of the town centre, local schools, railway station, and amenities, as well as offering direct access to picturesque riverside walks.

Upon entering, you are welcomed into a hallway providing access to all principal rooms. The bright and airy sitting/dining room features French doors opening onto the garden terrace, a useful storage cupboard, and ample space for a dining table and chairs.

The contemporary kitchen is well-appointed with a range of base and wall-mounted units, integrated appliances including a fridge/freezer, dishwasher, washing machine, oven and hob, and offers generous storage.

Upstairs, the dual-aspect principal bedroom benefits from a fitted cupboard, while the second bedroom enjoys views over the rear garden. A fully fitted family bathroom completes the first floor.

Outside, the beautifully landscaped south-facing garden has been paved for low maintenance, complemented by mature planting and well-stocked borders. To the front of the property, there are two private parking spaces.

## Directions

From the roundabout on the A27 and A284 proceed south along Ford Road, Penfolds Place is the first turning on the left hand side, follow down and the property can be found in the second close 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.

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

