



**Arundel Road, Arundel, BN18 0SE**  
**£1,300 PCM**

**\*\*\*1 YEAR MAXIMUM TENANCY\*\*\*** PS&B are extremely delighted to bring to the market a well-loved family home. Situated in the Six Villages this spacious 3 bedroom semi-detached house benefits from entrance hall, modern fitted kitchen/breakfast room with built-in oven, induction hob, Karndean flooring, under-floor heating plus door to rear garden; good-sized living room, separate dining room/study, ground-floor family bathroom, three double first-floor bedrooms, two with built-in wardrobes, one with eaves storage. Off road parking to front and south facing rear garden. Situated close by to local shops, woodland walks and short drive/walk to schools, mainline train station, bus links and easy access to Chichester, Arundel, Goodwood, Bognor Regis and Littlehampton. EPC D. Council Tax Band C (approx. £2,040.44 pa). Viewing essential, with regret no sharers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent