



Total Area: 1347 ft² ... 125.1 m² (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2024

Council Tax Band: E
Energy Efficiency Rating: C
Tenure: Freehold

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
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7 Penfolds Place, Arundel,
West Sussex BN18 9SA
£485,000 (Freehold)

Glyn-Jones



It is our pleasure to present this extremely well-appointed three-storey house to the market, delightfully positioned within a cul-de-sac located approximately 0.25 miles from the town.

Briefly described, the accommodation on the ground floor comprises a stylish kitchen/dining room, with a good range of modern fitted units and a useful recessed utility cupboard; a ground floor cloakroom; and internal access through to an integral garage. The first floor consists of a spacious living room, with access to a balcony overlooking the rear garden; and a double bedroom. The top floor is arranged with two further double bedrooms, the larger of which boasts an en suite shower room; and a contemporary shower room.

A particular feature is the enclosed 'courtyard' style garden to the rear, which is of low-maintenance design and boasts gated access from the side.

Additional attributes include a block paved driveway enabling off-road parking for two vehicles; gas central heating via a recently upgraded boiler; double glazing; and an extensive array of built-in storage.

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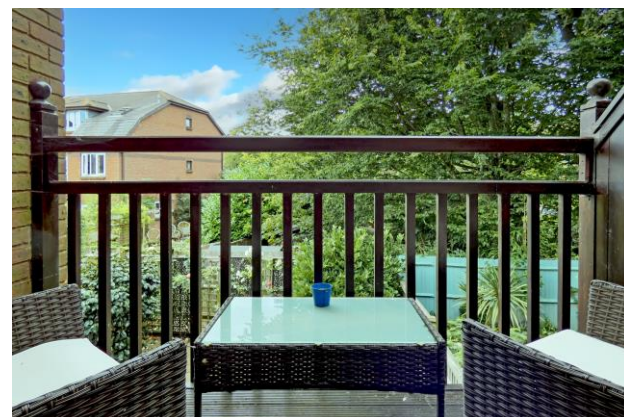
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The situation of the property is a further benefit, with easy access provided to the A27, Arundel CofE School and local bus routes, all of which are found in an approximate 1-mile radius.

Notably, there is a twitten at the end of the cul-de-sac that gives access to the riverbank and wonderful views across the Arun.

Arundel is a historic market town located along the picturesque river Arun. The town centre boasts a wide variety of boutique shops, restaurants, and outstanding period architecture. The imposing medieval Castle dominates the landscape and can be viewed in the distance from the end of the cul-de-sac. Arundel also boasts a mainline railway station, which is located within approximately 1.25 miles of the property.



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