



Price Range £330,000 - £350,000

Penfolds Place, Arundel

kw **MARTIN LUNDY**
ESTATE AGENTS

Penfolds Place, Arundel BN18 9SA

Situated within a friendly, welcoming cul-de-sac this two bedroom mid terrace house offers bright and airy accommodation, within a few minutes walk of the bustling, historic market town of Arundel.

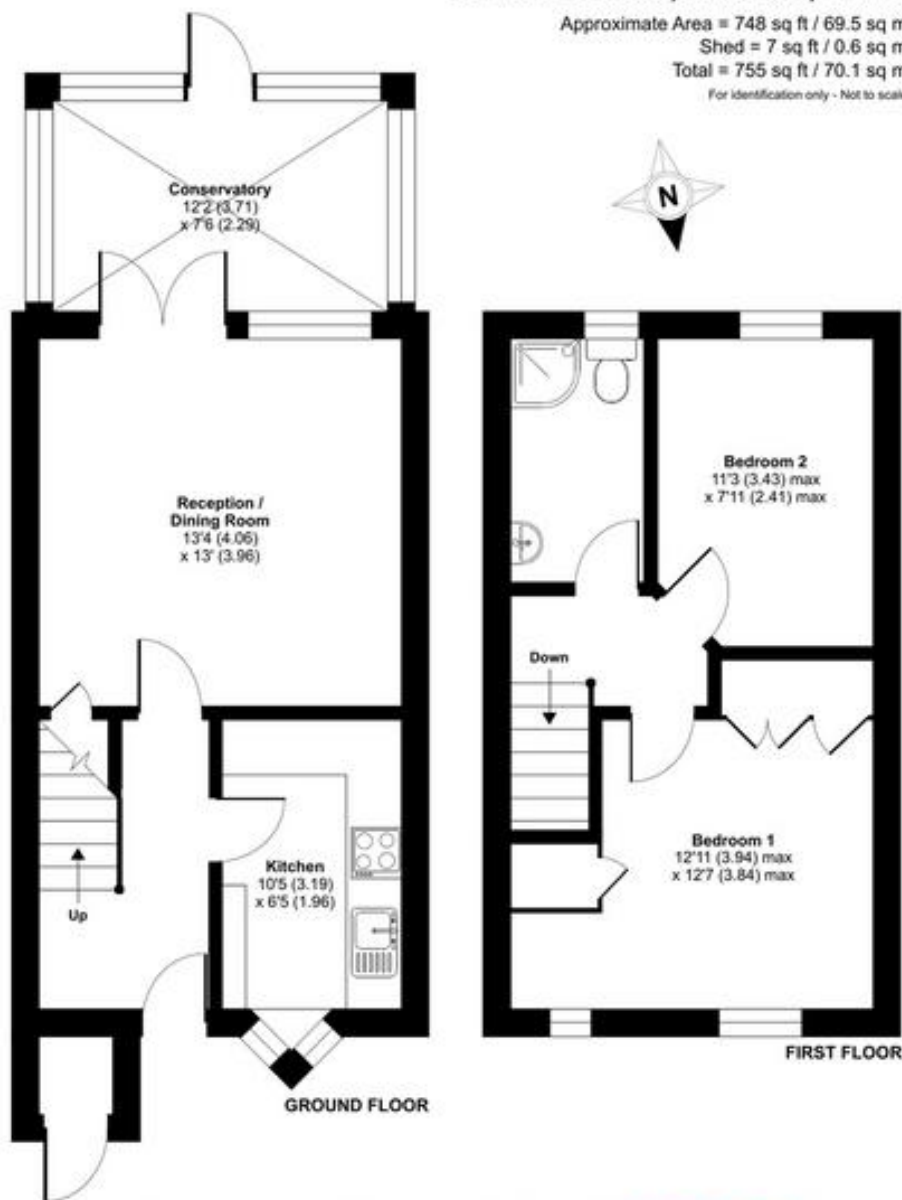
The property features two allocated parking spaces right outside the front door, plus a low maintenance rear garden with a southerly aspect. The crisp, modern kitchen has a breakfast bar, whilst the lounge / dining room has space for a table and chairs. The conservatory is a lovely space to relax with friends and family and would alternatively make an excellent play room or space to work from home. Upstairs, both bedrooms are doubles, the larger offering fitted furniture including a good sized wardrobe and built in cupboard storage. There's a lovely view towards the cathedral from bedroom one. The refitted shower room is easy to keep clean and the whole property feels well maintained throughout.





Penfolds Place, Arundel, BN18

Approximate Area = 748 sq ft / 69.5 sq m
Shed = 7 sq ft / 0.6 sq m
Total = 755 sq ft / 70.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchroom 2025. Produced for Lundy-Lester Ltd. REF: 1362871

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.