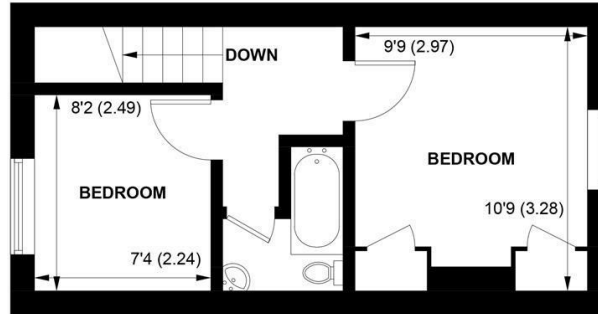


SW

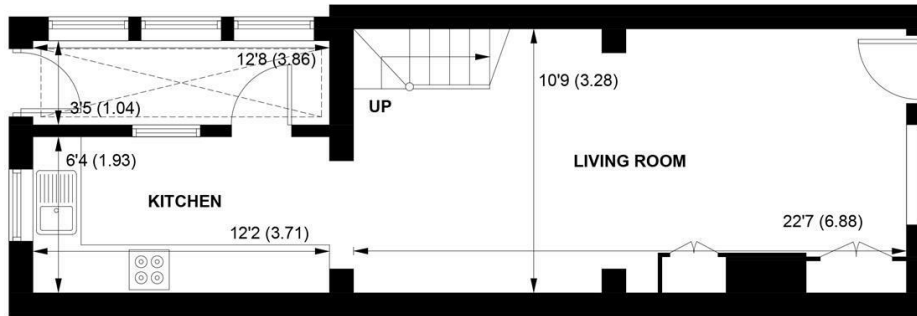
Sims Williams



3 QUEENS LANE, ARUNDEL, WEST SUSSEX, BN18 9JN



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 629 SQ FT / 58.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£1,350 PCM

3, QUEENS LANE,
ARUNDEL,
WEST SUSSEX, BN18 9JN

- Two Bedroom Cottage
- Large Lounge/Dining Room
- Modern Kitchen
- Lean To Leading to Rear Garden
- Two Bedrooms
- Modern Bathroom
- Views Overlooking Fields
- Neutral Décor Throughout
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

Two bedroom cottage located within small terrace close to Arundel town centre.

Upon entering the property you are welcomed in to the large open plan lounge/dining room with ornate fireplace and built in storage and shelving. Staircase leading to the first floor.

There is a step down to the kitchen which has modern eye and base level units along with integrated appliances to include electric oven and gas hob with extractor over. Butler style sink overlooking the rear garden. There is a door leading to the lean too offering storage and access to the rear garden.

Upstairs are two bedrooms. The master is a double room with built in storage and small ornate fireplace. The second bedroom overlooks the ear garden and benefits from further storage.

The bathroom comprises of a white suite with shower over bath.

The rear garden is enclosed and overlooks farming fields with the occasional visiting animal. There is a storage shed at the end of the garden.

The property is neutrally decorated throughout and benefits from gas central heating and double glazing.

One pet may be considered.

There is limited on street parking outside the property, as an alternative, there are surrounding streets with informal parking, or a permit can be obtained from the Lido car park which is a short walk from the property.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

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

