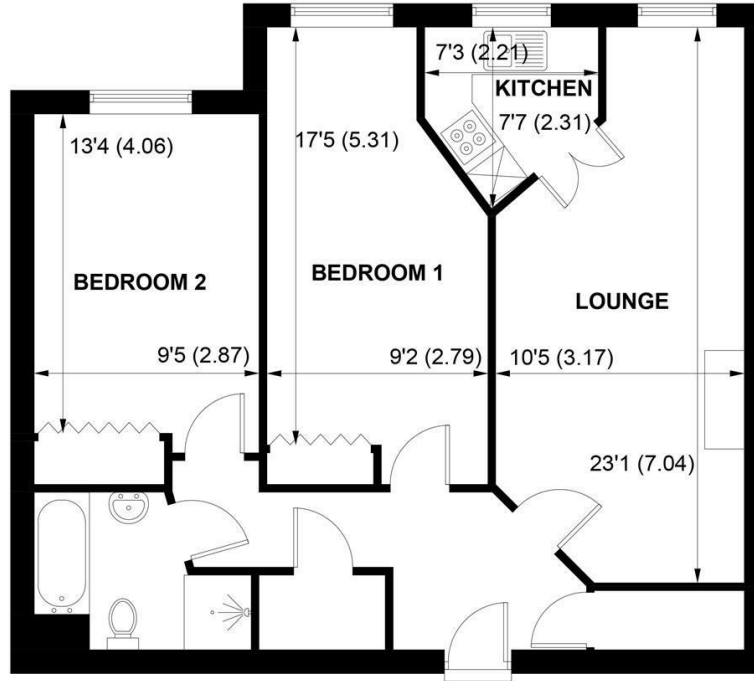


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Sims Williams



3 CAEN STONE COURT QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9FE



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 729 SQ FT / 67.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams

£1,250 Per Month

3 CAEN STONE COURT, QUEEN STREET, ARUNDEL,

- Ground Floor Retirement Flat
- Located in the Heart of Arundel Town
- Two Double Bedrooms with Fitted Wardrobes
- Bathroom with Separate Shower Cubicle
- Light & Airy Lounge
- Kitchen with Integrated Appliances
- Communal Courtyard Garden
- Modern Communal Lounge & Wash Room Facilities
- Five Weeks Rent Security Deposit

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = C

This conveniently located apartment offers spacious and well-presented accommodation in the heart of Arundel town centre, with a range of local amenities, cafés and restaurants right on the doorstep.

Upon entering, a generous hallway provides a welcoming entrance and benefits from a useful storage cupboard. The bright and spacious lounge offers plenty of natural light, with a pleasant dining area positioned by the window. The room is further enhanced by an attractive electric fireplace with surround.

The separate kitchen is well equipped with a range of integrated appliances, including an electric oven and hob, separate fridge and freezer and space for a slimline dishwasher.

Both bedrooms are generous double rooms and each benefits from fitted wardrobes, providing excellent storage. The bathroom features a separate shower cubicle alongside a bath with shower attachment, low level WC and wash hand basin.

Residents also have access to a modern communal lounge, complete with tea and coffee facilities, providing a lovely space to relax and socialise alongside a rear courtyard garden. Additional communal facilities include a residents' laundry room and a guest suite for visiting family and friends.

The property benefits from water rates being included within the rent. Further to this residents have access to a residents' car park, with allocated parking spaces available via a waiting list. Alternatively, a parking permit can be obtained for a fee for the nearby Lido car park, which is conveniently located just across the road.

Please note that the development has an over 60s age restriction, making it ideally suited to those looking for a peaceful and well-connected retirement setting.

Ideally positioned in the heart of Arundel, the apartment is just a short stroll from the town's independent shops, cafés and restaurants, as well as the stunning Arundel Castle and Cathedral. Combining generous living space with a highly desirable historic town centre location, this lovely home is perfectly placed to enjoy everything Arundel has to offer.

Please note: The landlord of this property is a family member of a member of staff at Sims Williams.

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

