Sims Williams

4 WESTBURY LODGE QUEENS LANE, ARUNDEL, WEST SUSSEX, BN18 9RZ

GROUND FLOOR

TOTAL GROSS INTERNAL FLOOR AREA 954 SQFT / 88 SQM

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2012©

CHICHESTER OFFICE

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£1,350 PCM

4 WESTBURY LODGE, QUEENS LANE, ARUNDEL, WEST SUSSEX, BN18 9RZ

- Ground Floor Apartment
- 2 Double Bedrooms
- Close To All Shops & Amenities
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Large Patio
- Bathroom & En Suite Shower Room
- Garage & Visitors Parking
- Deposit: Five Weeks' Rent

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = D

A very nice ground floor apartment located close to all shops and amenities of the pretty market town of Arundel. There is also good public transport including Arundel mainline station and good road links to surrounding areas via A27 and A29. The property enjoys a spacious inner hall with storage cupboards.

Upon entering the property there is a spacious inner hall with storage cupboards. There is a bright lounge/dining room with twin sliding patio doors opening onto a railed patio area overlooking communal gardens. The kitchen has been fitted with a range of cream Shaker units incorporating integrated dishwasher, built in cooker, gas hob and extractor, fitted washing machine and a good range of units.

The master bedroom has fitted wardrobes and an en suite shower room and the second bedroom is also a double. The bathroom is fitted with a neutral coloured suite. Outside the property benefits from communal gardens, visitors parking and a garage with up and over door.

Situated in the historic and picturesque town of Arundel, the property is ideally placed for enjoying the area's beautiful castle, independent shops, cafés and restaurants, while the surrounding countryside and excellent transport links make Arundel a highly desirable place to live.

An excellent opportunity to rent a well-equipped two-bedroom home in a sought-after West Sussex location.

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.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract