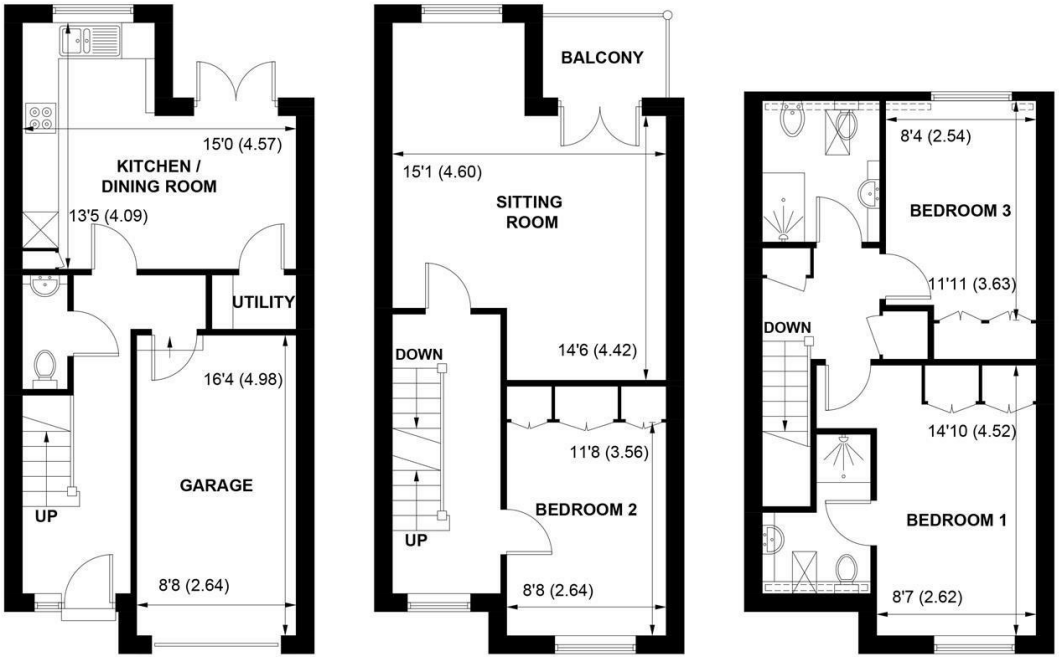


Sims Williams

7 PENFOLDS PLACE, ARUNDEL, WEST SUSSEX, BN18 9SA

= REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR FIRST FLOOR SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1320 SQ FT / 122.6 SQ M
(INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

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£1,695 PCM

7, PENFOLDS PLACE, ARUNDEL, WEST SUSSEX, BN18 9SA

- Well Presented Townhouse
- Spacious & Versatile Accommodation
- Located in a Quiet Cul-De-Sac in Arundel
- Modern Fitted Kitchen/Breakfast Room
- Sitting Room with Private Balony
- Principal Suite with Ensuite Shower Room
- Private Courtyard Garden
- Integral Garage & Off Road Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = E

A well-presented townhouse, nestled in a quiet cul-de-sac on the outskirts of Arundel. This spacious and versatile home offers a fitted kitchen/breakfast room with new boiler, three double bedrooms, a private courtyard garden, and an integral garage with off-road parking.

The property is situated in a convenient location being within walking distance to Arundel Town centre including, schools, railway station, local amenities and direct access to beautiful river walks.

The ground floor features an entrance hall with a useful storage cupboard and a cloakroom with a WC and wash basin. There is also direct access to the integral garage.

The bright and airy kitchen/dining room is well-equipped with a range of base and eye-level units and integrated appliances, including a fridge/freezer, dishwasher, oven, and hob. French doors open onto the private courtyard, and a separate utility room is conveniently located adjacent to the kitchen.

On the first floor, the spacious sitting room is flooded with natural light and enjoys access to a private balcony. Also on this level is a generous double bedroom with a range of fitted wardrobes.

The second floor is home to the principal suite, which benefits from fitted wardrobes and an en-suite shower room. There is also an additional double bedroom with fitted wardrobes and a separate family shower room.

Outside, the private courtyard is paved for easy maintenance and offers side access. The front of the property provides off-road parking and access to the garage.

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