

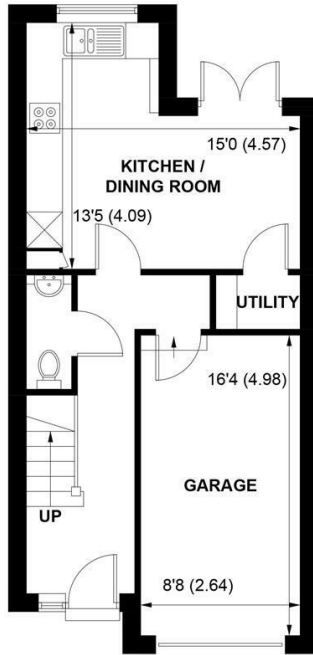
Sw

Sims Williams

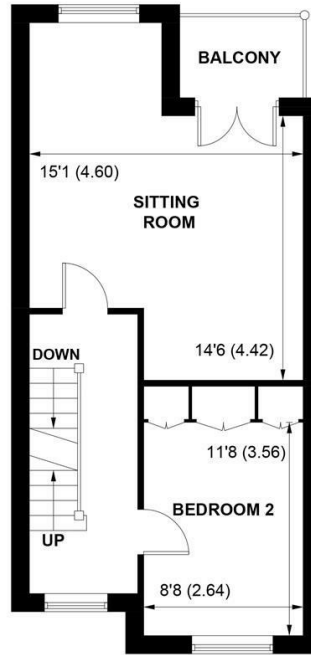


7 PENFOLDS PLACE, ARUNDEL, WEST SUSSEX, BN18 9SA

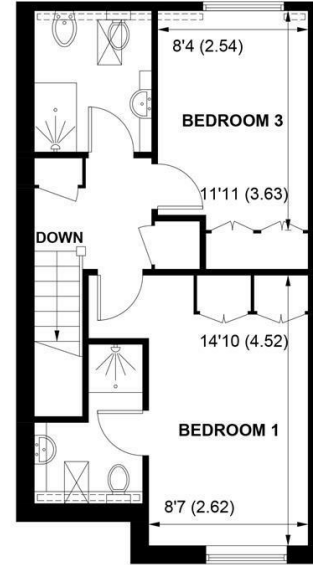
 = REDUCED HEADROOM BELOW 1.5M / 5'0



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**

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelsales@simswilliams.co.uk
simswilliams.co.uk

£450,000 Freehold

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
- Two Further Bedrooms
- Private Courtyard Garden
- Integral Garage & Off Road Parking

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = E

A fantastic opportunity to purchase 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.

Directions

From the roundabout on the A27 and A284 proceed south along Ford Road, Penfolds Place is the first turning on the left hand side, follow down and the property can be found on the left hand side.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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

