



Guide Price
£500,000

Freehold

4x  2x  2x 

**Penfolds Place, Arundel,
West Sussex BN18**

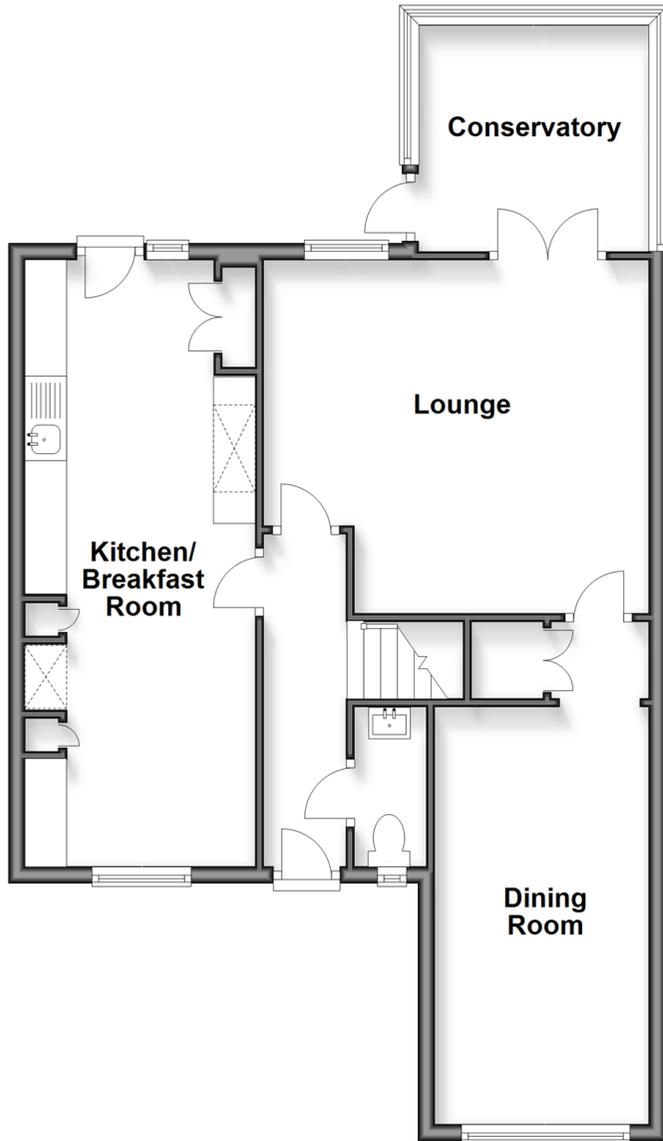
OVER 60?

Secure this property
for up to **59% less!**

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Ground Floor

Approx. 69.2 sq. metres (744.6 sq. feet)



First Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Breakfast Room: 23'6 x 9'0 (7.17m x 2.75m)

Lounge: 15'1 at widest point x 13'7 (4.60m x 4.14m)

Dining Room: 16'3 x 8'5 (4.96m x 2.57m)

Conservatory: 8'11 x 8'8 (2.72m x 2.64m)

FIRST FLOOR

Landing

Bedroom 1: 14'0 x 8'11 (4.27m x 2.72m)

En-Suite Shower Room: 10'9 x 9'7 (3.28m x 2.92m)

Bedroom 2: 10'9 x 9'7 (3.28m x 2.92m)

Bedroom 3: 12'5 x 8'4 (3.79m x 2.54m)

Bedroom 4: 9'5 at widest point x 8'11 (2.87m x 2.72m)

Family Bathroom

OUTSIDE

Front Garden and Driveway

Rear Garden

Home Office/Cabin



Main features

- Prime residential location under 0.7 miles to the town centre, local shops and schools
- Fantastic sunny rear garden backing directly onto the River Arun
- Generous living space with a separate dining room, plus conservatory and large lounge
- French doors open onto the patio
- Home office/cabin with power and lighting
- Scenic river and town views from the first floor



Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 0.4 miles, Arundel CoFE Primary 0.5 miles Secondary Schools: Cornfield School, Littlehampton 2.3 miles, Littlehampton Community School 2.6 miles, Slindon College 3.5 miles. Further excellent schools in Chichester.



Transport Information

Train Stations: Arundel 0.6 miles, Ford 1.5 miles, Littlehampton 2.8 miles



Address

Penfolds Place, Arundel, West Sussex BN18



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
	C(70)	B(81)

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