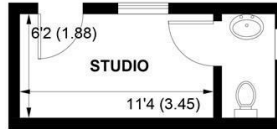




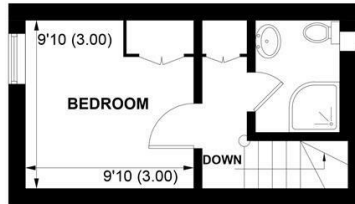
Sims Williams



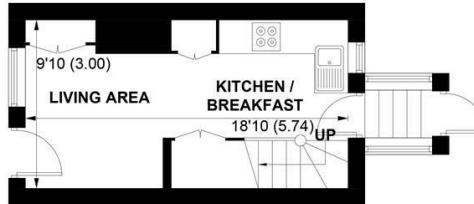
9 BOND STREET, ARUNDEL, WEST SUSSEX, BN18 9BL



**ANNEXE**  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**FIRST FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 474 SQ FT / 44 SQ M  
(INCLUDING ANNEXE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018 ©  
Produced for Sims Williams

# £1,350 PCM

9, BOND STREET,  
ARUNDEL,  
WEST SUSSEX BN18 9BL

- Flint Fronted Cottage
- Situated in Old Arundel
- Living Room
- Fitted Kitchen
- One Double Bedroom
- Shower Room
- Separate One Bedroom Studio
- South-Facing Rear Garden
- Deposit: Five Weeks' Rent

## EPC RATING

Current = D

Potential = A

## COUNCIL TAX BAND

Band = C

Situated in a sought-after location accessible to local shopping and leisure facilities.

Arundel mainline station with its London and coastal services is within a mile, whilst good road links via the A27 and the A29 are close by.

The ground floor accommodation comprises a living room with a feature fireplace and sash windows.

The adjacent kitchen area is fitted with a range of cream units with an integrated oven and gas hob, and space for further appliances.

There is a door with steps down allowing rear access to the garden.

On the first floor is a double bedroom with a fitted wardrobe, and a bathroom fitted with a white suite comprising shower cubicle, hand wash basin & WC.

Outside there is a separate one bedroom studio with a WC & hand wash basin. The South-facing courtyard garden is a particular feature of the property being mainly paved with flower shrub and tree borders.

### Directions:

From Maltravers Street, if you are heading into Arundel from the main roundabout, take a turning into King Street after a short distance and then Bond Street is on the left towards the end.

Arundel is a beautiful and historic town, famed for its cathedral and castle, attracting visitors from all over the world. It has an eclectic range of shops and restaurants, as well as a primary school and

there is good access to London via rail and also via road (A29).

Chichester is only about 9 miles to the west and Worthing just a few miles to the east, with Brighton about 22.5 miles distant.

*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



