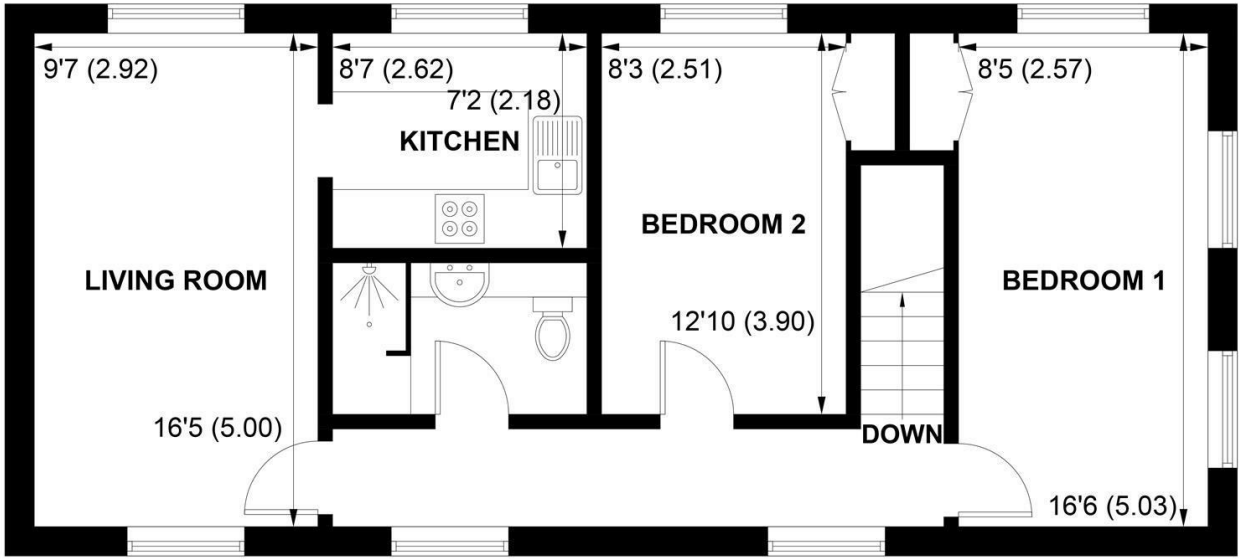
Sims Williams

12 FITZALAN MEWS, FITZALAN ROAD, ARUNDEL, WEST SUSSEX, BN18 9LF



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 652 SQ FT / 60.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 836055
lettings@simswilliams.co.uk
simswilliams.co.uk

£1,465 PCM

12, FITZALAN MEWS,
FITZALAN ROAD ARUNDEL,
WEST SUSSEX, BN18 9LF

- Detached Two Bedroom Maisonette
- Completely Refurbished 2024
- Newly fitted Kitchen
- Large Dual Aspect Lounge
- Two Double Bedrooms
- Garage & Parking Space
- Communal Gardens
- Short Walk to Town Centre
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = D

COUNCIL TAX BAND

Band = D

This two bedroom detached maisonette located in a quiet residential mews a short walk to Arundel town centre has just been completely renovated throughout in 2024 to include kitchen, bathroom, windows, carpets and a full re-decoration throughout.

With its own private entrance you are welcomed in to the hallway with stairs leading to the first floor. Once upstairs all rooms are accessible.

The kitchen has eye and base level cupboards, integrated electric oven and hob, under counter fridge and washing machine.

The lounge is a large dual aspect room with views across the river to the town centre to the front and the communal garden to the rear.

There are two double bedrooms both with built in wardrobes.

The bathroom has been finished to a high standard with shower cubicle and a white suite and vanity unit under the sink.

The property is located across three garages, one of which comes with the property and has the benefit of an electric supply providing power and light. There is a parking space in front of the garage. To the rear of the property is a communal garden.

The property is neutrally decorated throughout and benefits from gas central heating and double glazing.

Pets Considered.

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