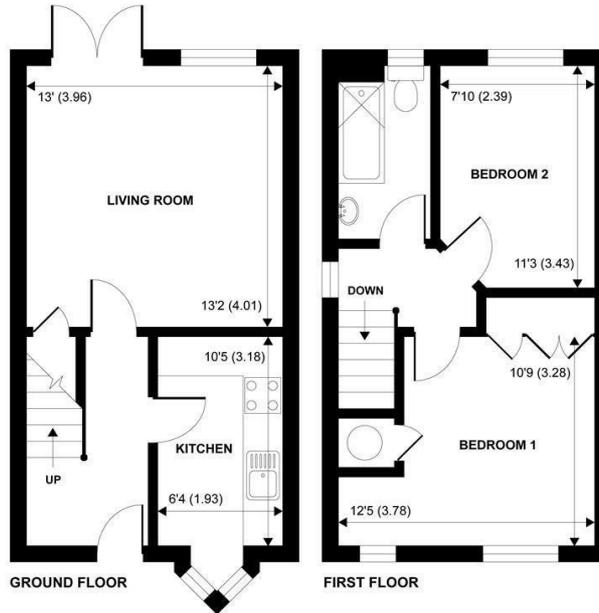


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



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



APPROX. GROSS INTERNAL FLOOR AREA 640 SQ FT 59.4 SQ METRES  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2016©

# £1,495 PCM

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

- End of Terrace house
- South Facing Lounge
- Fitted Kitchen with Appliances
- Two Bedrooms
- Newly Fitted Bathroom (2026)
- Enclosed Rear Garden
- Walking Distance of Town Centre
- Allocated Parking
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = D

The property offers a good size entrance hallway with access to all ground floor rooms.

The kitchen has plenty of eye and base level units offering ample storage, integrated electric oven and gas hob, freestanding fridge/freezer and washing machine. There is a bay window in the kitchen and small breakfast bar/additional worktop space.

The lounge is a large bright south facing room with patio doors leading to the enclosed garden, and also benefits from an under stair storage cupboard.

On the first floor there are two bedrooms. The master bedroom is a double with triple fitted wardrobe and also houses the airing cupboard.

There is a second bedroom which is a small double.

Newly fitted bathroom suite which comprises of a white suite with shower over bath, shower screen and vanity unit under the sink.

The rear garden is enclosed with a shed, and side access. There is also two allocated parking spaces for the property.

The property benefits from gas central heating and double glazing.

*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

