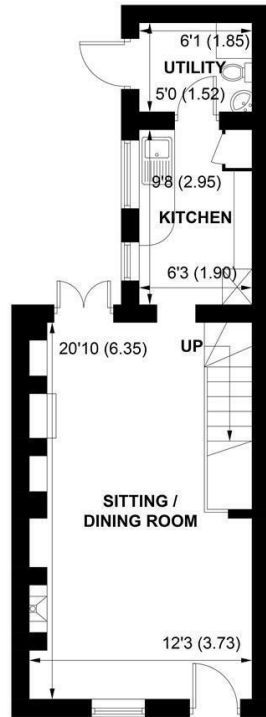


SW

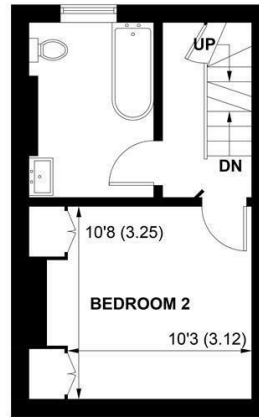
Sims Williams



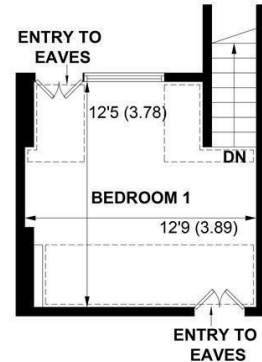
21 ORCHARD PLACE, ARUNDEL, WEST SUSSEX, BN18 9BP



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



= REDUCED HEADROOM BELOW 1.5m / 5'0

APPROXIMATE GROSS INTERNAL AREA = 786 SQ FT / 73.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

£1,350 PCM

21, ORCHARD PLACE,
ARUNDEL WEST SUSSEX,
, BN18 9BP

- A Most Attractive Period Cottage
- Open Plan Lounge/ Dining Room
- Fitted Kitchen
- Cloakroom/Utility Room
- Two Double Bedrooms
- Modern Fitted Bathroom
- Courtyard Patio Garden
- Views of the Cathedral
- Five Week Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

A very pretty period cottage situated just on the outskirts of the town and yet within walking distance of all the local amenities that Arundel offers.

On the ground floor the accommodation comprises open plan lounge/dining room with stone flooring throughout, fitted wood burner stove, useful under stairs storage cupboard and double doors that open out on to the patio and courtyard gardens. Door to fitted kitchen with stone flooring, double oven, 2 burner gas hob, fridge/freezer, slim line dishwasher, range of base and wall units. Door to cloakroom/utility room with wall mounted gas fired boiler and door to garden.

On the first floor there is an area of landing, bedroom 2 with twin built in double wardrobe cupboards and windows overlooking the front of the property, a modern white bathroom suite with mixer hand shower attachment. There is a further staircase to the second floor where there is a master bedroom with painted wood flooring.

To the rear of the property there is a very pretty patio and courtyard gardens.

Pets are 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.

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

