Sims Williams

23 PENFOLDS PLACE, ARUNDEL, BN18 9SA

GROUND FLOOR **FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 844 SQ FT / 78.4 SQ M

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

ARUNDEL OFFICE

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£449,950 Freehold

23, PENFOLDS PLACE, ARUNDEL, BN18 9SA

- End of Terrace
- 3 Bedrooms
- Car Port for 2 Cars
- Sitting Room
- Separate Dining Room
- Kitchen
- Family Bathroom
- Ground Floor WC
- West Facing Garden

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

An end of terrace property with scope to modernise and extend, with private parking and gardens. Situated in a quiet cul de sac position which is walking distance to Arundel town centre, train station, shops and amenities. There are good road links to the surrounding areas via the A27 and A29.

The property is tucked away and is approached via a pretty front garden, which also offers side access to the garden.

The accommodation comprises entrance hall with space for coats, door to ground floor w.c. and sitting room with bay window and double doors to the separate dining room. The dining room has access to the under stairs storage cupboard, door through to the kitchen and French doors to the patio & garden.

The fitted kitchen has a range of base & eye level cupboards and drawers with tiled floor and splashbacks. Integrated stainless steel sink & drainer, electric oven and gas hob with extractor fan above and space for washing machine and fridge freezer, there is also a door to the rear garden.

The first floor has two double bedrooms and a further single bedroom with fitted wardrobe. The family bathroom with obscure glazed window, white suite comprising bathtub, pedestal sink and w.c. From the hallway there is an airing cupboard & access to the loft.

The rear garden is mainly laid to law with patio and additional area of garden to the side with pedestrian gate. There is a pretty front garden and double car port for parking.

Directions.

From the roundabout on the A27 and A284 proceed south along Ford Road, Penfolds Place is the first turning on the left hand side, follow down to the T Junction turning right and the property will be found tucked away on the right hand side.

Disclaimer.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract