Sims Williams

22, FITZALAN ROAD, ARUNDEL, WEST SUSSEX, BN18 9JS

**APPROXIMATE GROSS INTERNAL AREA = 851 SQ FT / 79.1 SQ M**
**GARAGE = 145 SQ FT / 13.5 SQ M**
**TOTAL = 996 SQ FT / 92.6 SQ M**

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

**ARUNDEL OFFICE**

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelsales@simswilliams.co.uk
simswilliams.co.uk

# £425,000 Freehold

22, FITZALAN ROAD,
ARUNDEL,
WEST SUSSEX, BN18 9JS

- Charming Semi-Detached Bungalow
- Quiet Convenient Location
- Dual Aspect Kitchen
- Sitting Room with Log Burner
- 2 Double Bedrooms
- Family Fitted Shower Room
- Private Enclosed Garden
- Garage & Off Road Parking
- No Onward Chain

## EPC RATING

Current = D
Potential = B

## COUNCIL TAX BAND

Band =

An opportunity to purchase a charming two bedroom semi-detached bungalow situated in a quiet and convenient location. The property is walking distance of Arundel town centre benefitting from mature rear garden, garage and off road parking. The property is offered with no onward chain.

The accommodation comprises an entrance porch which leads through to a spacious hallway with storage cupboard and access to all principal rooms.

The sitting room benefits from a log burner and sliding doors to the terrace & garden. The kitchen is fitted with a range of eye and base level units which have integrated appliances including oven and gas hob, dishwasher and space for fridge/freezer. There is access from the kitchen to the conservatory where there is space for table and chairs.

There are two double bedrooms, the main bedroom benefitting from fitted wardrobes. There is also a newly fitted family shower room comprising of a shower, hand wash basin and WC.

To the rear there is a private enclosed garden with a large paved terrace, mature shrubbery and trees. There is also a side gate which gives you access to the garage. To the front of the property there is off road parking for 2 cars and a garage.

### Directions

From our office head straight over the roundabout and turn right into Queens Lane. Follow the road round onto Fitzalan Road and the property can be found 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