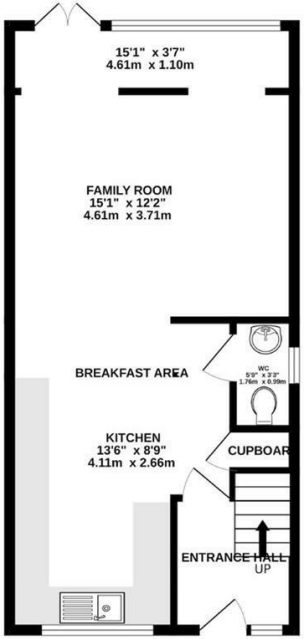
Sims Williams

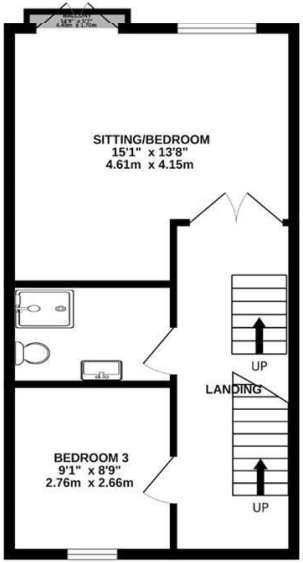
11, PENFOLDS PLACE, ARUNDEL, WEST SUSSEX, BN18 9SA

Bread

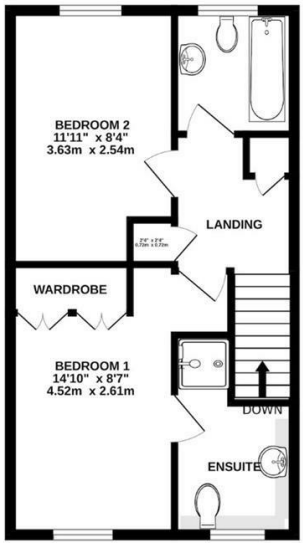
GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ARUNDEL OFFICE

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£450,000 Freehold

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

- Well Presented Townhouse
- Flexible and Versatile Accommodation
- Stylish Open Plan Kitchen/Family Room
- Principal Room with Ensuite
- 2/3 Further Bedrooms
- Views across Countryside to Arundel & Cathedral
- Off Road Parking
- Garden backing onto Fields
- No Onward Chain

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

A spacious townhouse which has been thoughtfully extended to offer a kitchen/breakfast and reception area on ground floor, versatile accommodation set over three floors, located in a quiet cul-de-sac located on the outskirts of Arundel but within walking distance of the historic and the mainline railway station. The property benefits from off road parking for 2 cars and is offered with no onward chain.

On arrival the property is welcomed by a spacious entrance hall, this leads into the kitchen/breakfast/family room with has been fitted with a range of eye and base level units and space for appliances. The family room has double doors out to the garden.

On the first floor there is the bright and spacious sitting room benefitting from views over Arundel and a Juliet balcony, a shower room and a further guest bedroom. Located on the second floor are two further double bedrooms, the principal suite comprising of an ensuite shower room and fitted wardrobes. There is a further double bedroom and family bathroom.

Outside is an attractive garden with views across fields towards Arundel Cathedral. To the front of the property there are two allocated parking spaces.

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.

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 and the property can be found on the right hand side.

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