



Sims Williams



36, FITZALAN ROAD, ARUNDEL, BN18 9JS





 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1976 SQ FT / 183.6 SQ M
(EXCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£535,000 Freehold

36, FITZALAN ROAD,
ARUNDEL,
BN18 9JS

- Semi- Detached Chalet Bungalow
- River & Cathedral Views
- Fitted Kitchen/Breakfast Room
- Dual Aspect Sitting Room
- Main Bedroom with Ensuite Shower Room
- 3 Further Double Bedrooms & 2 Bathrooms
- Private Mature Garden
- Garage & Off Road Parking
- No Onward Chain

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = D

An opportunity to purchase a fabulous semi detached chalet bungalow located in a quiet yet convenient road within walking distance of Arundel Town Centre.

The property comprises a spacious entrance porch leading through to the hallway with two well proportioned double bedrooms to the front of the property and a ground floor shower room. The sitting room benefits from French doors through to the conservatory where there is access to the rear garden.

The dual aspect kitchen is fitted with a range of eye and base level units with space and plumbing for dishwasher, washing machine, fridge/freezer and oven. There is ample space for table & chairs.

Upstairs there is the main bedroom with views across the river and a ensuite shower room. There is a further double bedroom and family bathroom comprising a bath, wash basin and WC.

Outside is a private enclosed garden

which is mainly laid to lawn, with rear gate access onto the river bank and outside store shed.

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.



