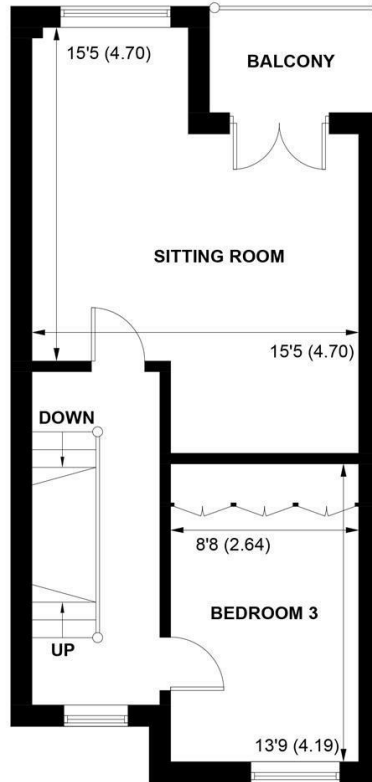
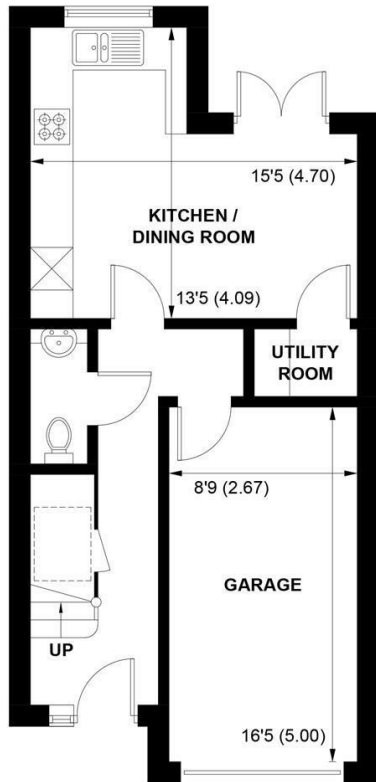


SW

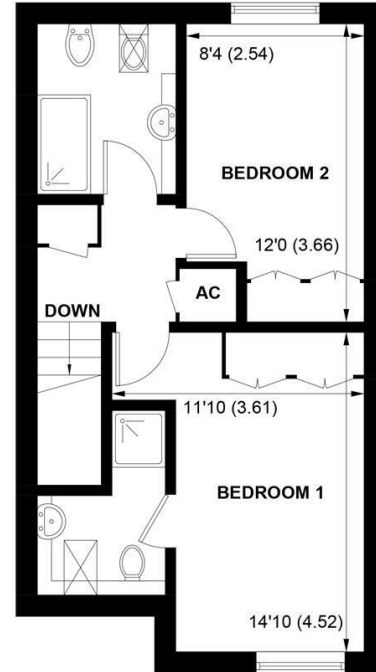
Sims Williams



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



— = REDUCED HEADROOM
BELOW 1.5M / 5'0"



**APPROXIMATE GROSS INTERNAL AREA = 1341 SQ FT / 124.6 SQ M
(INCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

£475,000 Freehold

7, PENFOLDS PLACE,
ARUNDEL, BN18 9SA

- Three-Storey Townhouse
- Spacious Accommodation
- Ground Floor Cloakroom
- Modern Kitchen/Breakfast Room
- Sitting Room with Balcony
- Three Double Bedrooms
- Ensuite & Family Shower Room
- Integral Garage
- Off-Road Parking

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = E

A three-storey spacious townhouse situated in a quiet residential cul-de-sac on the outskirts of Arundel town centre offering three double bedrooms, modern kitchen/dining room, courtyard garden and integral garage with off-road parking.

Situated in a convenient location being within walking distance to the facilities of Arundel Town Centre including schools, shops and Arundel mainline station.

The ground floor accommodation comprises entrance hall with understairs storage and a cloakroom with WC & wash basin. There is also integral access to the garage.

The bright kitchen/dining room has been fitted with a range of contemporary units with integrated appliances including oven, grill, dishwasher and fridge. There is ample space for table and chairs, a utility room with plumbing for washing machine and double doors opening to the rear secluded garden.

On the first floor is the spacious sitting room which features double doors opening to a delightful balcony. There is a double bedroom which is currently being used as a study and benefits from having built-in wardrobes.

The second floor provides two further double bedrooms, both with built-in

wardrobes, and the master also enjoying an ensuite shower room. The family shower room is fitted with a modern suite comprising large walk-in shower, hand wash basin, WC & bidet.

Outside, the enclosed rear garden is paved for easy maintenance and offers ample space for alfresco dining. There is a gate allowing side access and to the front is off-road parking & access to the garage.

Directions

From the roundabout on the A27 and A284 proceed south down Ford Road, Penfolds Place is the first turning on the left 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.

