



**Price**  
**£365,000**

**Freehold**

2x  1x  1x 

**Penfolds Place, Arundel,  
West Sussex BN18**

**cubitt & west**  
Helping you move forwards



## Main features

- Quiet location short walk from town centre with cathedral views
- Driveway immediately outside
- Excellent starter home, walking distance from two sought after primary schools
- Immaculate bright interior with attractive modern kitchen
- Access to river side footpath to town

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 10'6 x 6'4 into bay (3.20m x 1.93m)

Lounge: 13'3 x 12'11 (4.04m x 3.94m)

### FIRST FLOOR

First Floor Landing

Bedroom 1: 10'7 up to fitted wardrobes x 9'7 (3.23m x 2.92m)

Bedroom 2: 11'2 x 7'10 (3.41m x 2.39m)

Bathroom

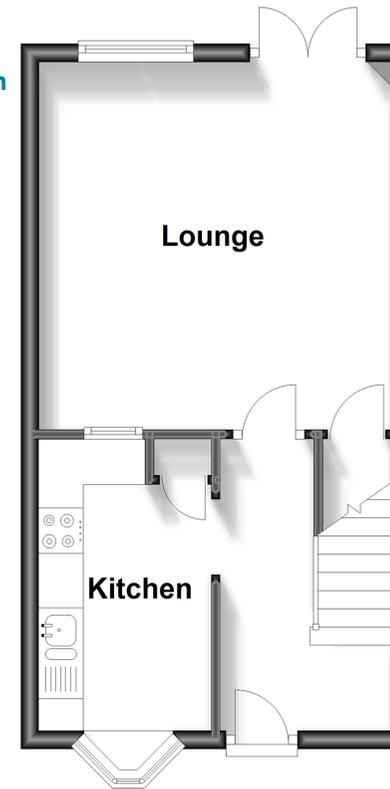
### OUTSIDE

Driveway

Garden

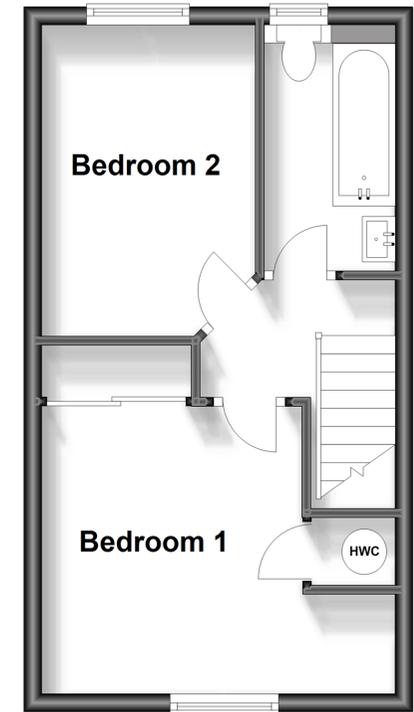
### Ground Floor

Approx. 29.2 sq. metres (314.7 sq. feet)



### First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



Call Arundel - 01903 884420 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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