



19 Penfolds Place
Arundel, West Sussex, BN18 9SA

19 Penfolds Place

A beautifully presented town house set on the tranquil riverbanks of the historic market town of Arundel. Located in a quiet cul-de-sac, this contemporary home boasts versatile accommodation arranged over three floors with stunning views over the River Arun. Of particular note are the landscaped gardens, which are of a good size and open directly out to the riverbank.

Freehold · 3 bedrooms · En-suite shower room · Stunning views · Garage · Large garden

Description

The property is approached via a driveway allowing parking for several vehicles, with access to the integral garage and door to the entrance hall.

The ground floor consists of a welcoming entrance hall, cloakroom and a door through to the integral garage. Occupying the whole of the rear is the modern kitchen/breakfast room with oak flooring and double doors leading out to the landscaped gardens. The first floor is dominated by the stunning sitting room with doors leading out to the balcony, offering elevated views over the gardens and river. The third bedroom/study is also located on this floor. The master bedroom with en suite, bedroom two, and family bathroom are all located on the second floor. Both bedrooms having built in wardrobes. The landscaped gardens are particularly lovely, they are a very generous size with direct access to the riverbank. Double doors from the kitchen/breakfast room open out to the covered patio area and then lead through the well stocked gardens via a central pathway. The rear of the house has been fitted with outside up/down lights mounted to the brick work on the ground and first floor which look stunning at night. There is also the benefit of a side access gate.

Location

The cathedral town of Arundel with its impressive Norman castle sits on the boundary of the South Downs National Park. Considered as one of the finest towns in the country and made famous internationally for its antique dealerships. Well known for its numerous festivals throughout the year including the Art trail, Food Festival and Arundel by Candlelight.





Services

Water, electricity, gas and mains drainage are connected.
Broadband available. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

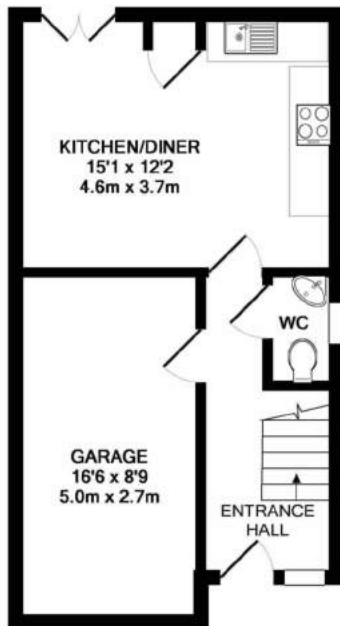
Arun District Council Tax: Band E

Reference

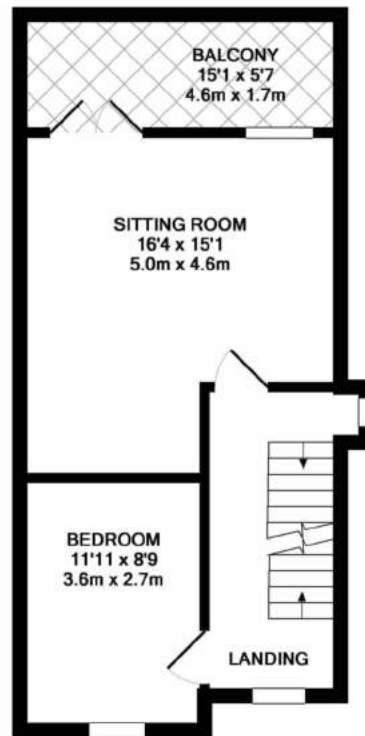
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Viewings by appointment only

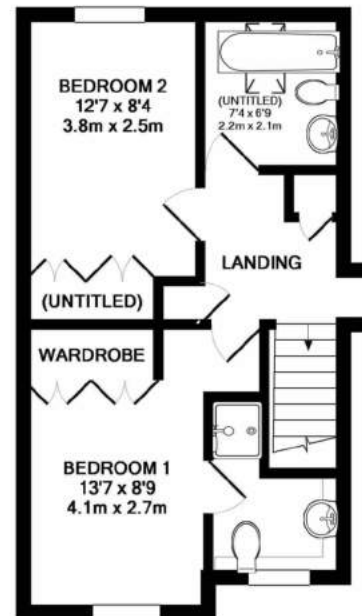
Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(39.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Pegasus Properties

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