



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£425,000**

**Freehold**

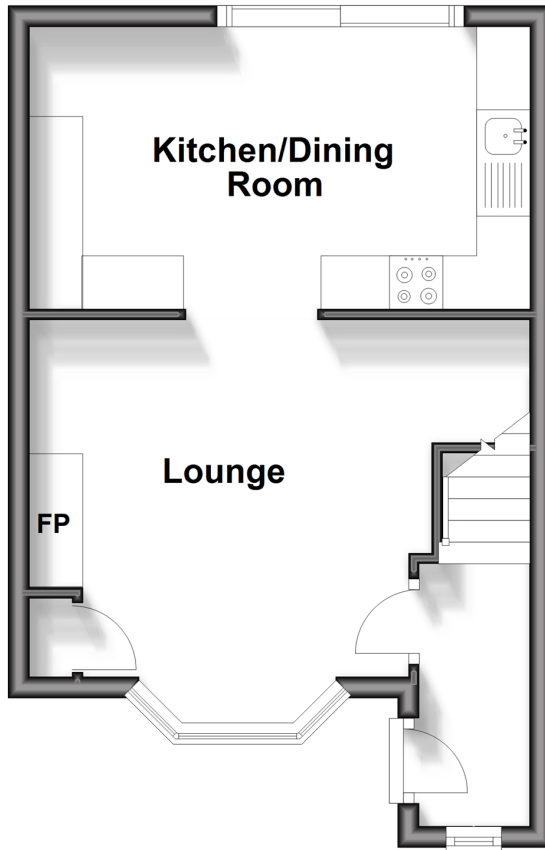
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**Church Hill, Slindon,  
Arundel, West Sussex  
BN18**

**cubitt & west**  
Helping you move forwards

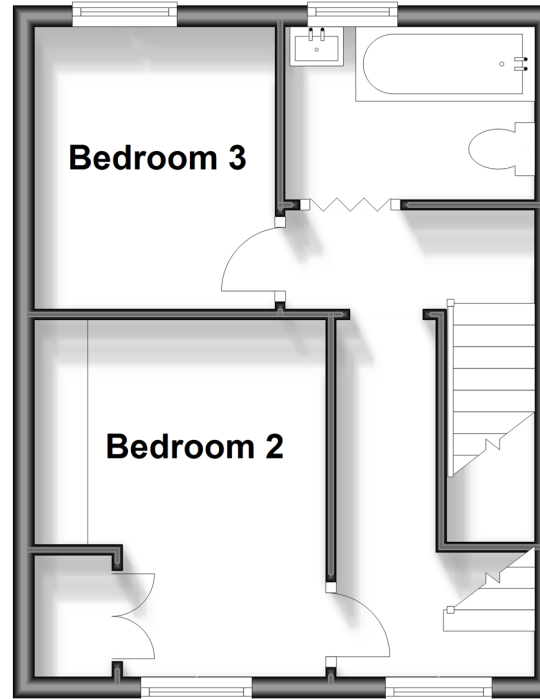
## Ground Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



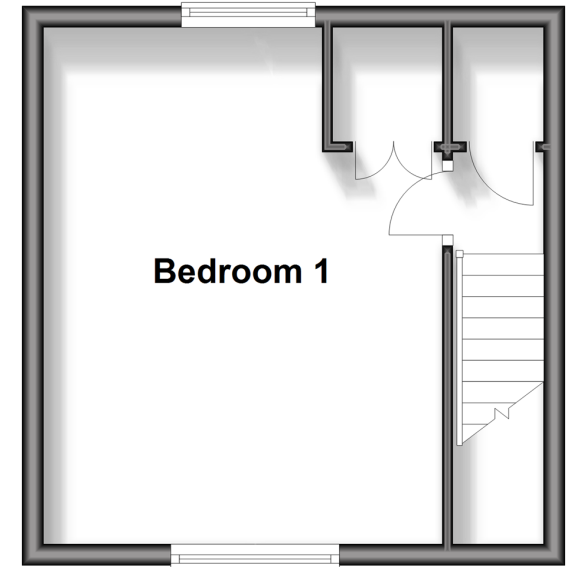
## First Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



## Second Floor

Approx. 22.8 sq. metres (245.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 12'11 into bay x 11'5 maximum (3.94m x 3.48m)

Kitchen/Breakfast Room: 15'8 x 8'9 (4.78m x 2.67m)

### FIRST FLOOR

First Floor Landing

Bedroom 2: 11'1 x 9'1 (3.38m x 2.77m)

Bedroom 3: 8'9 x 7'5 (2.67m x 2.26m)

Bathroom

### SECOND FLOOR

Second Floor Landing

Bedroom 1: 15'11 x 12'4 (4.85m x 3.76m)

### OUTSIDE

Utility Cupboard

Storage Cupboard

Rear Garden

Driveway



## Main features

- Charming terraced cottage in highly desirable village with parking
- Lounge boasts parquet flooring and log burner
- Attractively finished throughout with bay windows and patio doors letting in plenty of light
- Garden is split level with patio for entertaining friends & family as well as pretty lawn
- Located in a picturesque village just outside of the bustling historic market town of Arundel

## Nearest Schools

Slindon CofE Primary 0.1 miles, Wallberton and Binsted CofE Primary 1.4 miles, Barnham Primary 2.0 miles, Ormiston Six Villages Academy 2.1 miles, St Philip Howard Catholic High School 2.2 miles, Felpham Community College 5.0 miles, Seaford College 5.1 miles

## Transport Information

Train Stations: Barnham 2.3 miles, Ford 3.3 miles, Arundel 3.9 miles

## Address

Church Hill, Slindon, Arundel, West Sussex BN18

## Directions

For directions to this property please contact us.



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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://www.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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(61)	B(32)

23217580/20240720/IB/DW