



**OVER 60?**

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

**Guide Price**

**£245,000**

**Freehold**

2x  1x  1x 

Junction Close, Ford, Arundel, West

Sussex, BN18

**cubitt & west**  
Helping you move forwards





## Main features

- Excellent prospect for First Time Buyer or Investors
- Light and airy decoration throughout
- Kitchen/diner and conservatory overlooking rear garden
- Located in pleasant cul-de-sac
- Garage in nearby compound

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'10 x 9'10 (4.22m x 3.00m)

Kitchen: 13'0 x 9'1 (3.97m x 2.77m)

Conservatory: 11'0 x 7'11 (3.36m x 2.41m)

### FIRST FLOOR

Landing

Bedroom 1: 10'5 x 10'1 (3.18m x 3.08m)

Bedroom 2: 9'4 x 6'5 (2.85m x 1.96m)

Bathroom

### OUTSIDE

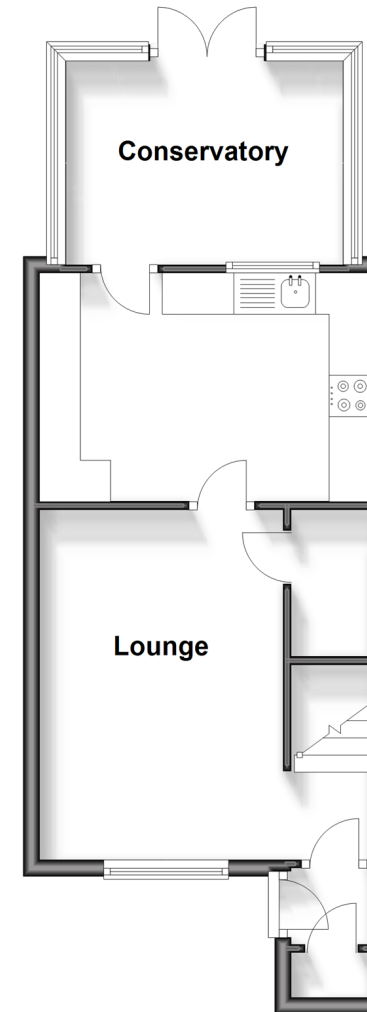
Garage & Off Road Parking

Front & Rear Gardens

Shed

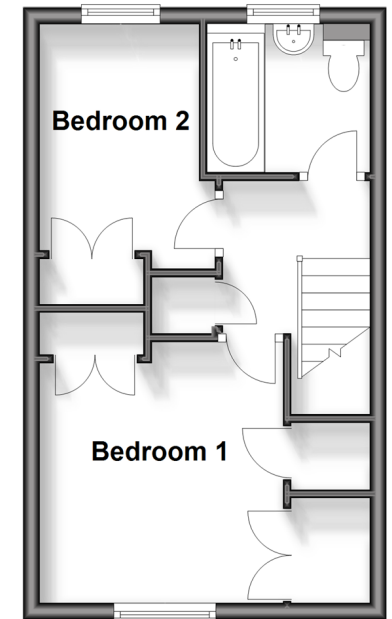
### Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



### First Floor

Approx. 28.3 sq. metres (304.9 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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