



OVER 60?

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

Price

£400,000

Freehold

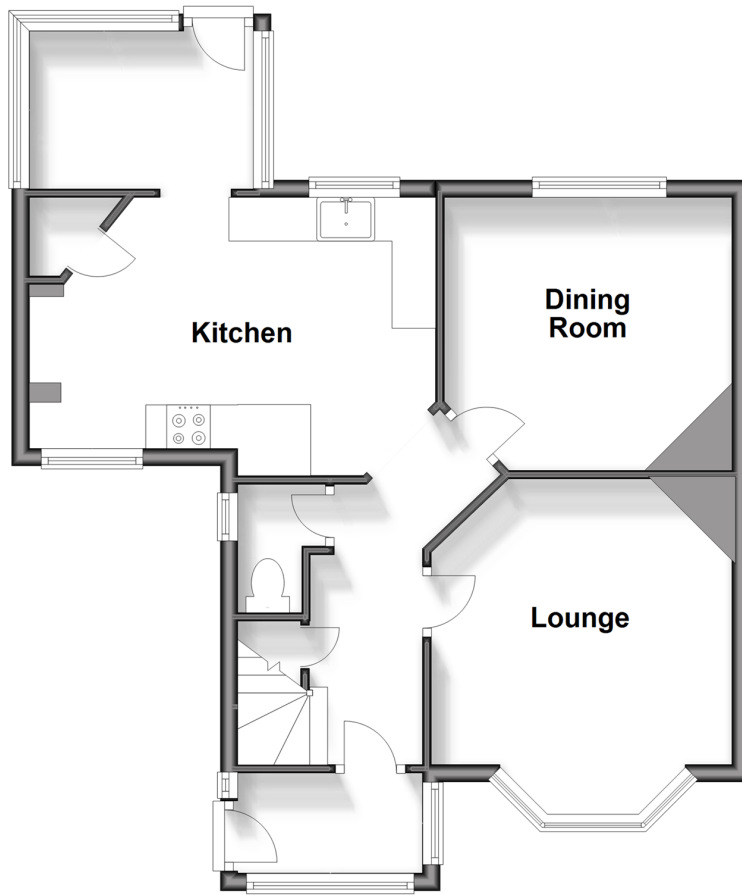
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**Nelson Row, Ford Road,
Arundel, West Sussex
BN18**

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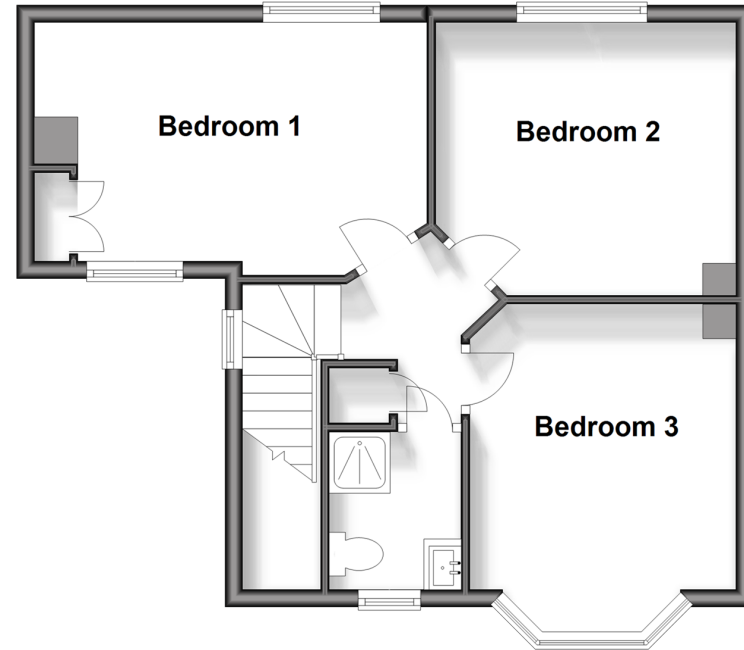
Ground Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch : 6'6 x 4'0 (1.98m x 1.22m)

Entrance Hall

Kitchen/ Breakfast Room : 14'3 x 10'5 (4.35m x 3.18m)

Dining Room : 8'4 x 5'8 (2.54m x 1.73m)

Utility Room : 8'4 x 5'8 (2.54m x 1.73m)

FIRST FLOOR

First Floor Landing

Bedroom 1: 14'1 x 9'11 (4.30m x 3.02m)

Bedroom 2: 13'3 into bay x 9'11 (4.04m x 3.02m)

Bedroom 3: 11'3 x 10'6 (3.43m x 3.20m)

Shower Room : 5'6 x 4'10 (1.68m x 1.47m)

OUTSIDE

Off Road Parking

Front Garden

Rear Garden



Main features

- Fully modernised semi-detached home with parking & potential to extend subject to permission as well as additional parking
- Brand new kitchen and shower room
- Panoramic views to the rear of rolling fields
- Good size bedrooms with home office potential
- Walking distance from mainline train station with direct lines to London & Southampton
- Short drive to Arundel, Chichester and the beach.



Nearest Schools

Primary Schools: St Mary's CofE Primary 1.1 miles, Yapton CofE Primary 2.1 miles, Connaught Junior School 2.7 miles

Secondary Schools: Cornfield School, Littlehampton 3.5



Transport Information

Train Stations: Ford 0.8 miles, Littlehampton 2.5 miles, Arundel 3.6 miles



Address

Nelson Row, Ford Road, 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



- 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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