



**Price**

**£545,000**

**Freehold**

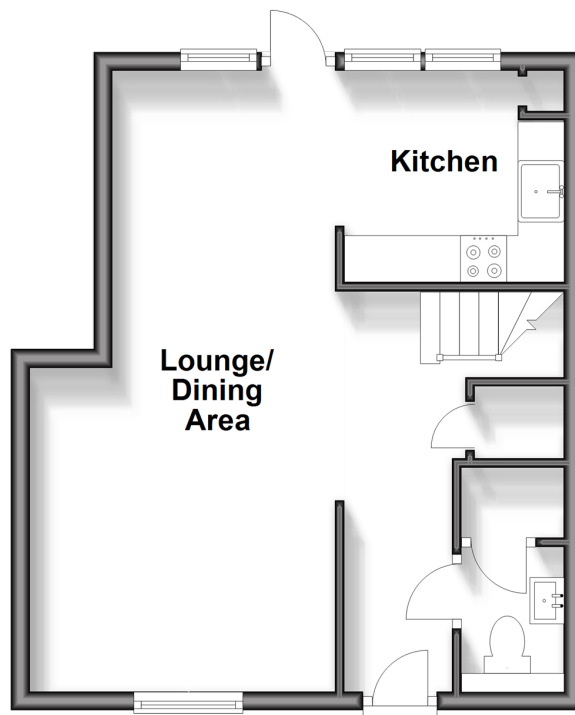
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**Brewery Hill, Arundel,  
West Sussex BN18**

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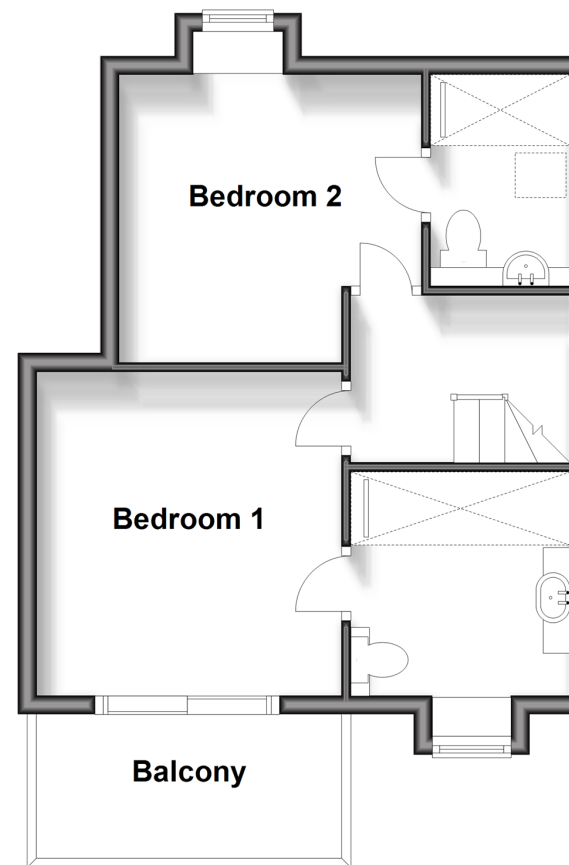
## Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Dining Area: 22'1 x 10'5  
maximum (6.74m x 3.18m)

Kitchen: 14'6 x 7'6 (4.42m x 2.29m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1 with Balcony: 11'6 x 10'9  
(3.51m x 3.28m)

En-Suite Shower Room

Bedroom 2: 10'10 x 10'2 (3.30m x  
3.10m)

En-Suite Shower Room

### OUTSIDE

Rear Courtyard Gardenette

Front Driveway





## Main features

- Detached cottage with balcony in the heart of the old town
- Designed with luxury in mind with a complete refurbishment and unrivalled finish
- Underfloor heating to both en-suites
- Heritage paintwork, new kitchen, bathrooms, heating system, oak doors
- Ample parking in the centre of the town



### Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 0.3 miles, Arundel CofE Primary 0.7 miles, Flora McDonald Junior School 2.5 miles

Secondary Schools: Cornfield School, Littlehampton 2.4



### Transport Information

Train Stations: Arundel 0.5 miles, Ford 1.8 miles, Littlehampton 3.0 miles



### Address

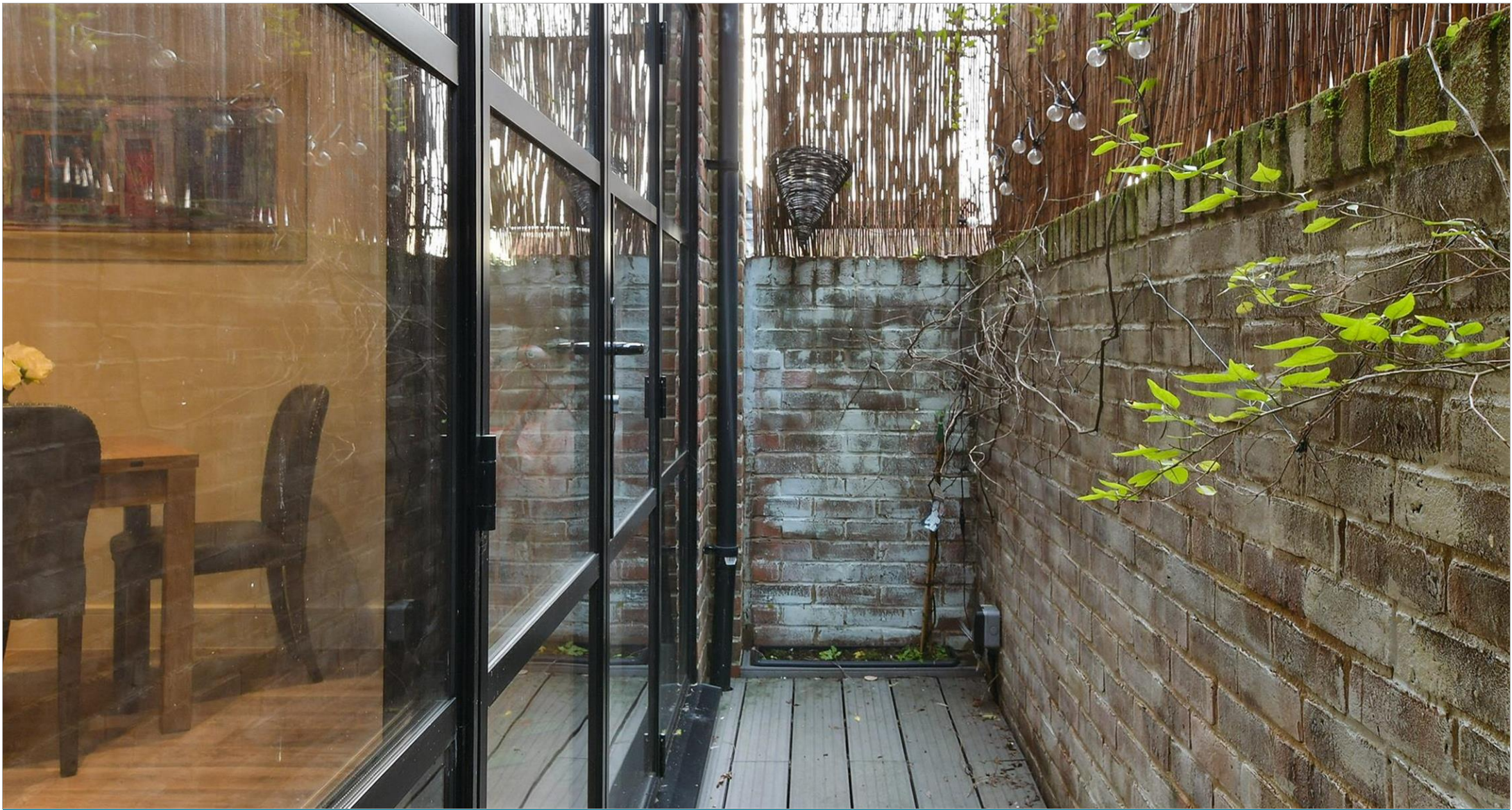
Brewery Hill, Arundel, West Sussex BN18



### Directions

For directions to this property please contact us.





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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://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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