



**Price**

**£362,500**

**Freehold**

3x  2x  1x 

**Fordwater Gardens, Yapton, Arundel, West**

**Sussex BN18**

**cubitt&west**  
Helping you move forwards





## Main features

- Spacious semi-detached, extended bungalow
- Recently modernised including replacement kitchen & bathroom
- Light & bright accommodation
- Dual aspect living spaces overlooking lovely gardens
- Secluded, private rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 19'5 x 10'11 (5.92m x 3.33m)

Kitchen/Diner: 9'1 x 8'8 (2.77m x 2.64m) plus 9'10 x 7'11 (3.00m x 2.41m)

Utility Room

Wet Room

Bedroom 1: 12'0 x 10'10 (3.66m x 3.30m)

Bedroom 2: 10'10 x 9'11 (3.30m x 3.02m)

Bedroom 3: 8'8 x 6'11 (2.64m x 2.11m)

Bathroom

### OUTSIDE

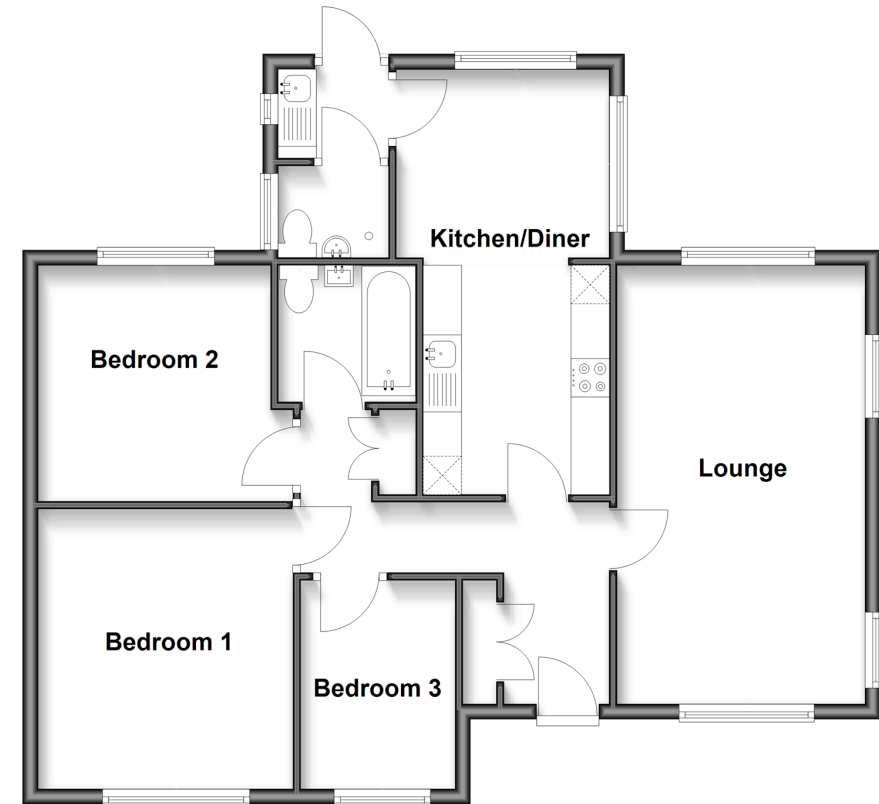
Front & Rear Gardens

Off-Road Parking

Garage with access from Garden

### Ground Floor

Approx. 78.4 sq. metres (844.2 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



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