

OVER 60?

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for up to **59% less!**



Guide Price
£600,000
Freehold

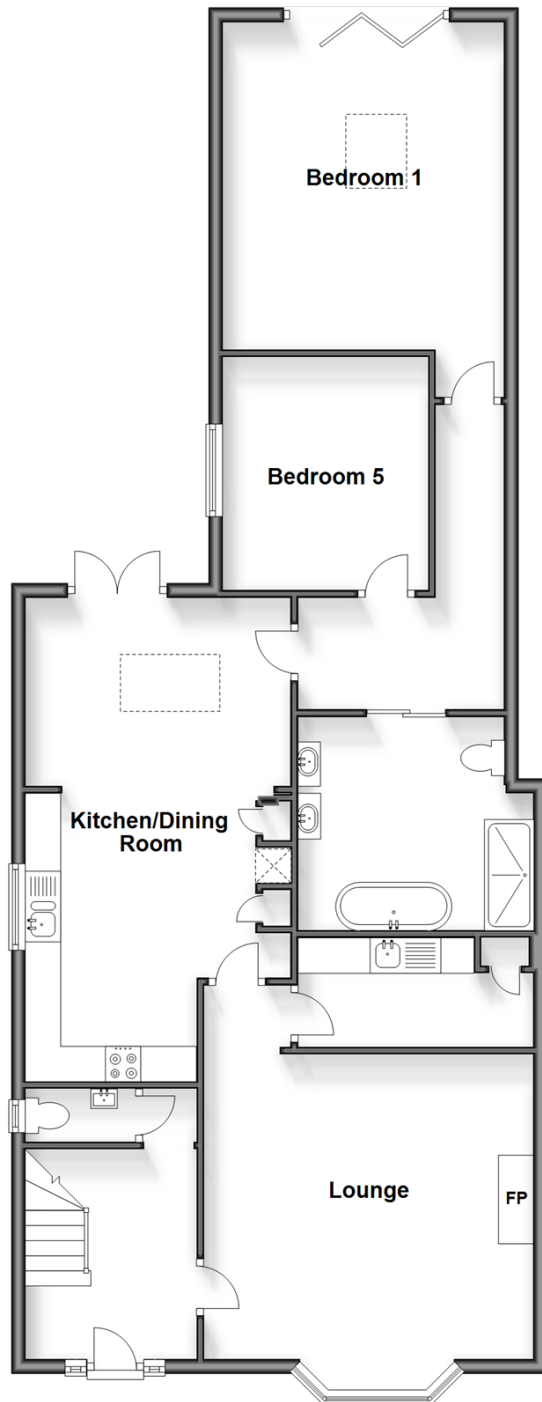
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Fitzalan Road, Arundel, West Sussex BN18

cubitt & west
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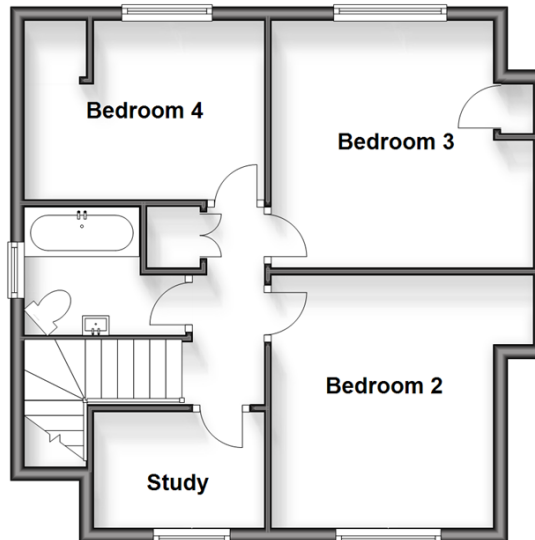
Ground Floor

Approx. 108.9 sq. metres (1171.8 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 16'1 x 15'4 (4.91m x 4.68m)

Utility Room : 10'10 x 5'1 (3.30m x 1.55m)

Kitchen/ Dining Room : 21'9 (6.63m) x 12'4 maximum (3.76m) narrowing to 7'10 minimum (2.39m)

Bedroom 5: 10'10 x 9'7 (3.30m x 2.92m)

Bedroom 1: 15'0 x 13'3 (4.58m x 4.04m)

En Suite Bath/ Shower Room

FIRST FLOOR

First Floor Landing

Bedroom 2: 12'0 x 11'7 (3.66m x 3.53m)

Bedroom 3: 11'7 x 10'5 (3.53m x 3.18m)

Bedroom 4: 11'7 into alcove x 8'3 (3.53m x 2.52m)

Study : 7'11 x 5'5 (2.41m x 1.65m)

Bathroom

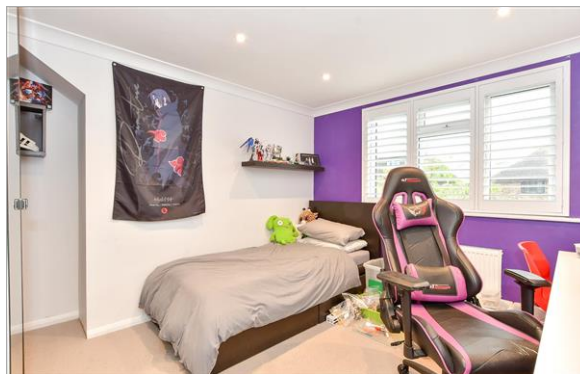
OUTSIDE

Garage: 20'0 x 8'1 (6.10m x 2.47m)

Parking

Garden Studio/ Gym

Rear Garden



Main features

- Immaculately presented semi-detached house
- Attractive modern finish throughout with sky light in kitchen, flooding the room with light
- Large well maintained garden with studio and decking, ideal for entertaining
- Master bedroom boasts doors that open out onto garden
- Located down desirable road a short walk from the bustling historic town centre



Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 0.9 miles, Arundel CofE Primary 1.0 miles
Secondary Schools: Cornfield School, Littlehampton 3.8 miles, St Philip Howard Catholic High School 6.7 miles



Transport Information

Train Stations: Arundel 1.0 miles, Ford 2.2 miles, Littlehampton 4.2 miles



Address

Fitzalan 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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