

**OVER 60?**

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



**Guide Price**  
**£500,000**  
**Freehold**

3x  3x  1x 

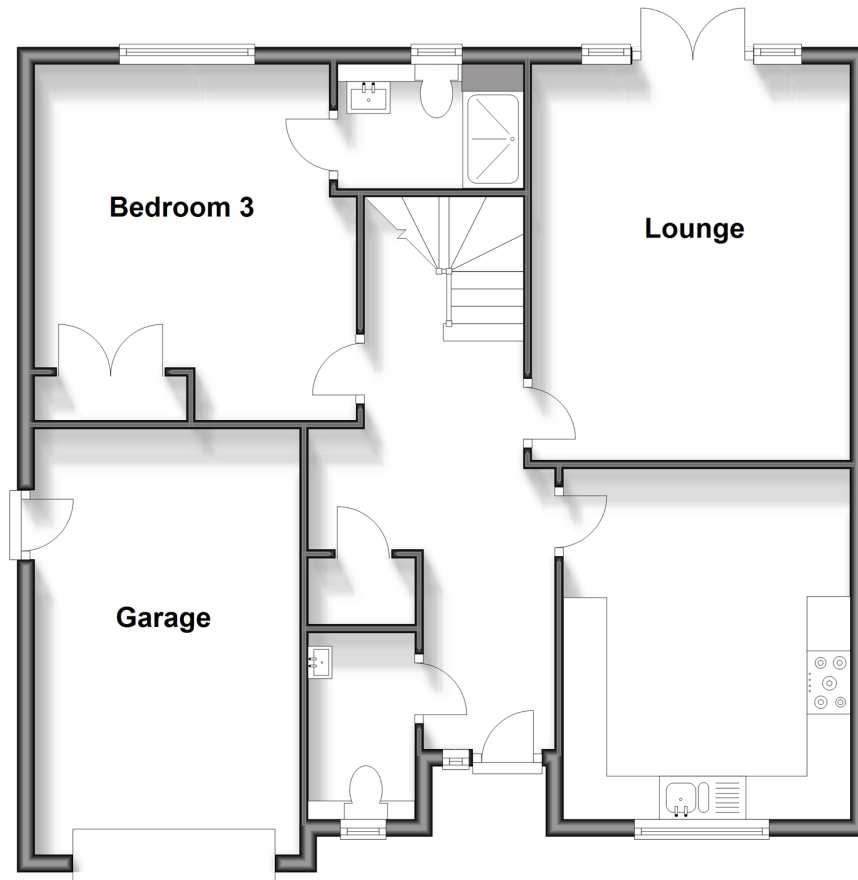
Orchard Way, Fontwell, Arundel, West  
Sussex BN18

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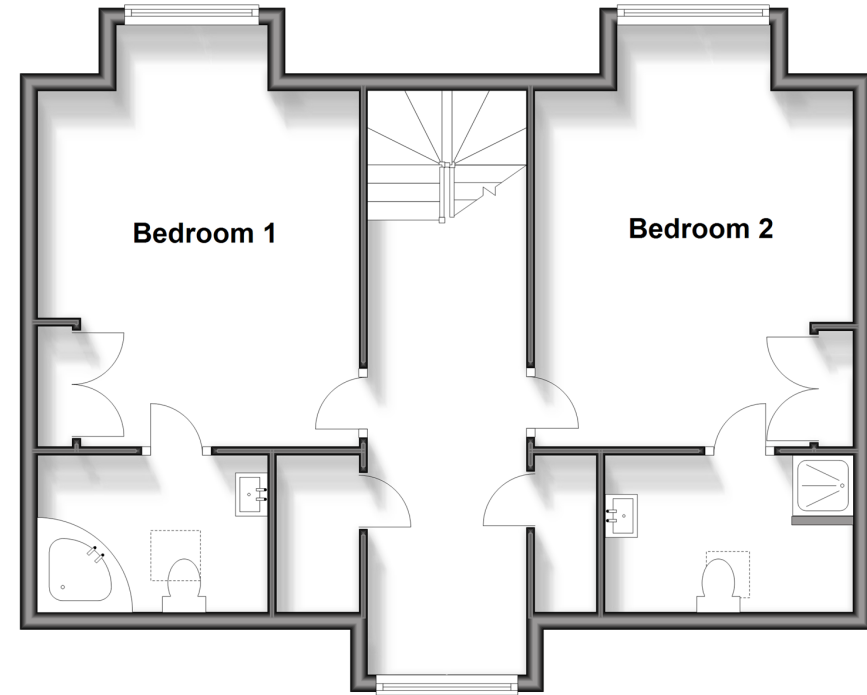
## Ground Floor

Approx. 82.2 sq. metres (884.5 sq. feet)



## First Floor

Approx. 60.9 sq. metres (656.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/ Breakfast Room : 13'9 x 10'11  
(4.19m x 3.33m)

Lounge : 15'3 x 12'0 (4.65m x 3.66m)

Bedroom 3: 13'6 x 11'3 (4.12m x 3.43m)

En Suite Shower Room

Cloakroom

### FIRST FLOOR

First Floor Landing

Bedroom 1 : 16'2 x 12'3 into bay  
(4.93m x 3.74m)

En Suite Bathroom

Bedroom 2: 16'2 x 12'3 (4.93m x 3.74m)

En Suite Shower Room

### OUTSIDE

Front Garden

Rear Garden with patio & lawn

Intergrated Garage

Driveway



## Main features

- Immaculately presented chalet bungalow built in 2019
- Extremely attractive recently fitted kitchen with space to dine
- Beautiful kept landscaped garden with lighting and summer house
- Excellent sized bedrooms, each with en suite
- Large landing with study space
- Tucked away at the end of cul-de-sac



### Nearest Schools

Primary Schools: Walberton and Binsted CofE Primary 1.6 miles, Eastergate CofE Primary 1.6 miles

Secondary Schools: Ormiston Six Villages Academy 1.6 miles, St Philip Howard Catholic High School 2.3 miles,



### Transport Information

Train Stations: Barnham 2.5 miles, Arundel 5.5 miles, Ford 5.8 miles



### Address

Orchard Way, Fontwell, 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://www.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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