



OVER 60?

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

Price

£320,000

Freehold

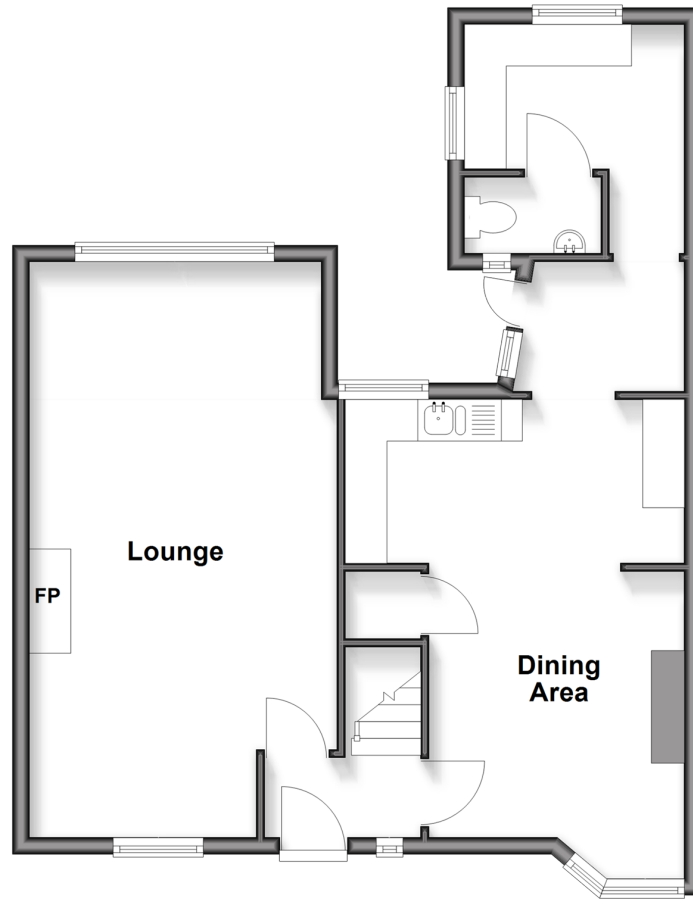
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**Canada Road, Arundel,
West Sussex BN18**

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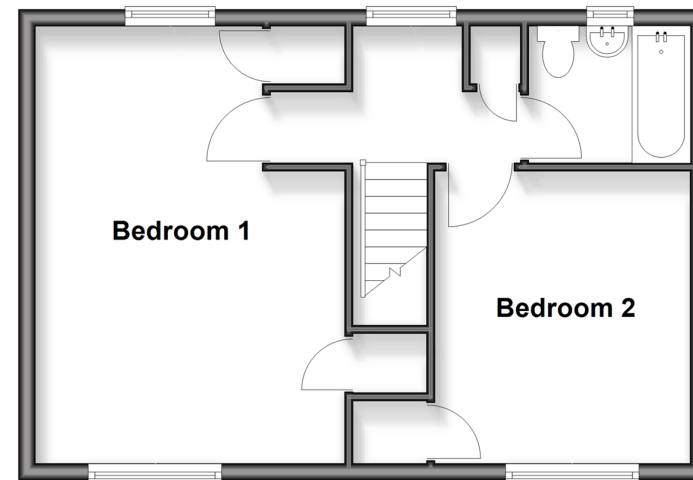
Ground Floor

Approx. 58.3 sq. metres (627.4 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 22'4 x 12'2 at widest point
(6.81m x 3.71m)

Kitchen/ Dining Area: 13'4 x 6'5 (4.07m x 1.96m)

Utility: 8'6 x 5'6 (2.59m x 1.68m)

Cloakroom : 4'11 x 2'8 (1.50m x 0.81m)

FIRST FLOOR

Landing

Bedroom 1: 17'4 at widest point x 12'2 at widest point
(5.29m x 3.71m)

Bedroom 2: 11'6 x 10'1 at widest point
(3.51m x 3.08m)

Bathroom

OUTSIDE

Front Garden

Rear Garden



Main features

- Fabulous front garden, with established trees and flowers offering exceptional outdoor space
- Set back from the road in an elevated position
- Scope to modernise, extend STC, and add value
- Originally three bedrooms, could easily be converted to a family home STC
- Close to two sought after primary schools, the green, playground, and doctors' surgery
- Just a short walk to Arundel's period town centre



Nearest Schools

Primary Schools: Arundel CoFE Primary 0.2 miles, St Philip's Catholic Primary, Arundel 0.8 miles, Walberton and Binsted CoFE Primary 3.1 miles
Secondary Schools: St Philip Howard Catholic High School, 5.9 miles



Transport Information

Train Stations: Arundel 1.4 miles, Ford 2.1 miles, Angmering 4.2 miles



Address

Canada 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 50% less, by purchasing a Lifetime Lease.



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