



# Clarkes

Estate Agents & Lettings Agents

Asking Price  
£600,000  
Freehold

36 Fitzalan Road, Arundel, BN18 9JS



### Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			
Address: Fitzalan Road			

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IMPORTANT NOTICE  
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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## What the agent says... “,”

Located adjacent to the River Arun in the quaint town of Arundel is this delightful and much extended chalet bungalow.

The accommodation comprises large entrance porch/conservatory, lounge, kitchen/diner, rear conservatory, four double bedrooms and large shower room on the ground floor and upstairs is the main bedroom with ensuite, family bathroom and further double bedroom.

Outside are mature gardens to the front and rear, ample off-road parking, garage and the property owner has 'unofficial' use of the land strip bordering the riverbank along with other local residents. These same residents make a voluntary contribution to the gardening of the area which is about £150 pa.

The front garden benefits from olive, magnolia and apple trees. The rear is securely enclosed with low fence opening the eye line to the riverbank itself. The property is traditional in its nature and is somewhat quirky with rolling floorings, large rooms and lots of storage. Highly recommended.



- Four Bedrooms
- Semi-Detached Bungalow
- Kitchen/Breakfast Room
- Ensuite to Main Bedroom
- Conservatory
- Garage & Off Road Parking



## Accommodation

### Ground Floor

Porch / Conservatory: 10' 11" x 9' 6" (3.33m x 2.91m)

Hallway:

Living Room: 16' 11" x 12' 7" (5.16m x 3.84m)

Kitchen / Breakfast Room: 19' 0" x 12' 9" (5.80m x 3.91m)

Bedroom 3: 13' 10" x 11' 11" (4.23m x 3.64m)

Bedroom 4: 11' 5" x 9' 11" (3.49m x 3.03m)

Shower Room: 9' 10" x 6' 0" (3.02m x 1.83m)

Conservatory: 13' 4" x 11' 8" (4.07m x 3.56m)

### First Floor

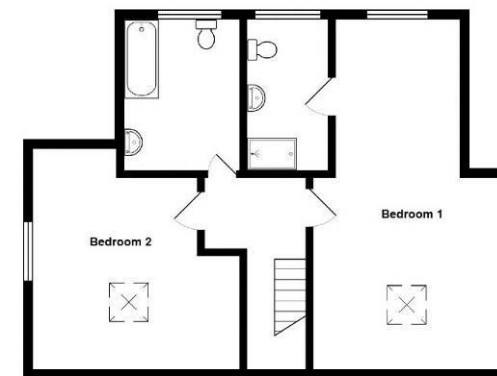
Bedroom 1: 23' 1" x 11' 6" (7.04m x 3.53m)

En-Suite Shower Room: 9' 0" x 4' 9" (2.75m x 1.47m)

Bedroom 2: 14' 7" x 13' 8" (4.45m x 4.17m)

Bathroom:

Council Tax Band: D



Total Area: 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup>  
All measurements are approximate and for display purposes only  
Floorplans created by Clarkes Estates 01243 861344



Total Area: 114.7 m<sup>2</sup> ... 1235 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

