

36 Kirdford Road
Arundel
BN18 9EE



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS

36 Kirdford Road

£325,000

Hall

The hallway leads to the living room, kitchen and stairs to the upper floor; the landing on the first floor has access to the loft space.

Lounge (Reception)

12' x 10' 3" (3.66m x 3.12m) Gas effect fire; shelving adjacent to the chimney breast. Large sash bay window.

Kitchen

13' 6" x 9' 11" (4.11m x 3.02m) Range of wall and base units; store cupboard housing meters; Leads to cloakroom area and bathroom.

Bathroom

8' 4" x 6' 8" (2.54m x 2.03m) A utility area with back door leads to the bathroom; suite includes bath with overhead shower, WC and basin, tiled flooring. Space for washing machine/tumble dryer.

Master Bedroom

13' 9" x 9' 11" (4.19m x 3.02m) Master bedroom overlooks the rear garden. Feature fireplace; a built in cupboard. The third bedroom adjoins the master bedroom.

Second Bedroom

13' 9" x 10' (4.19m x 3.05m) Double bedroom with sash window overlooking Kirdford road with store cupboard and feature fireplace.

Third Bedroom/Dressing Room/Study

12' x 6' 10" (3.7m x 2.1m) Single bedroom (but can also be used as a dressing room or study) overlooking the rear garden. Built in wardrobe, radiator.

Front Garden

Front garden of shingle with tiled uncovered porch at the entrance to the house.

Back Garden

The back garden has a small patio area, leading to lawn. Shed for storage.

Local Authority

Arun

Council Tax Band C

EPC Rating E



Contact

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Kirdford Road



Ground Floor
Approximate Floor Area
402.46 sq ft
(37.39 sq m)

First Floor
Approximate Floor Area
400.09 sq ft
(37.17 sq m)

Approximate Gross Internal Area = 74.56 sq m / 802.55 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.