

**OVER 60?**

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



**Guide Price**

**£225,000**

**Leasehold**

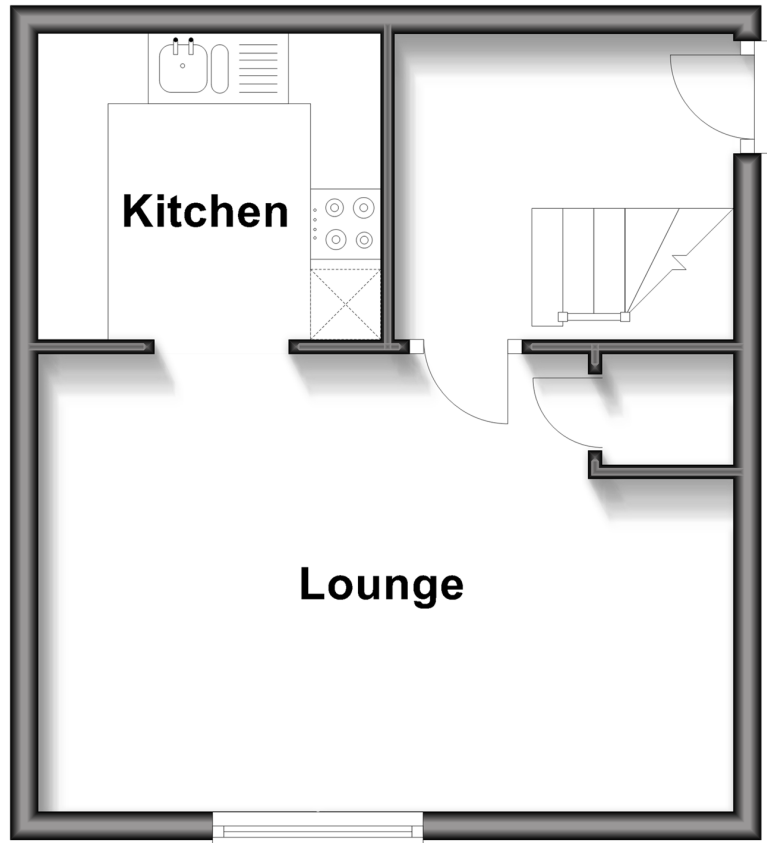
1x  1x  1x 

Old Poor House Cottages, Mount Pleasant,  
Arundel, West Sussex BN18

**cubitt & west**  
Helping you move forwards

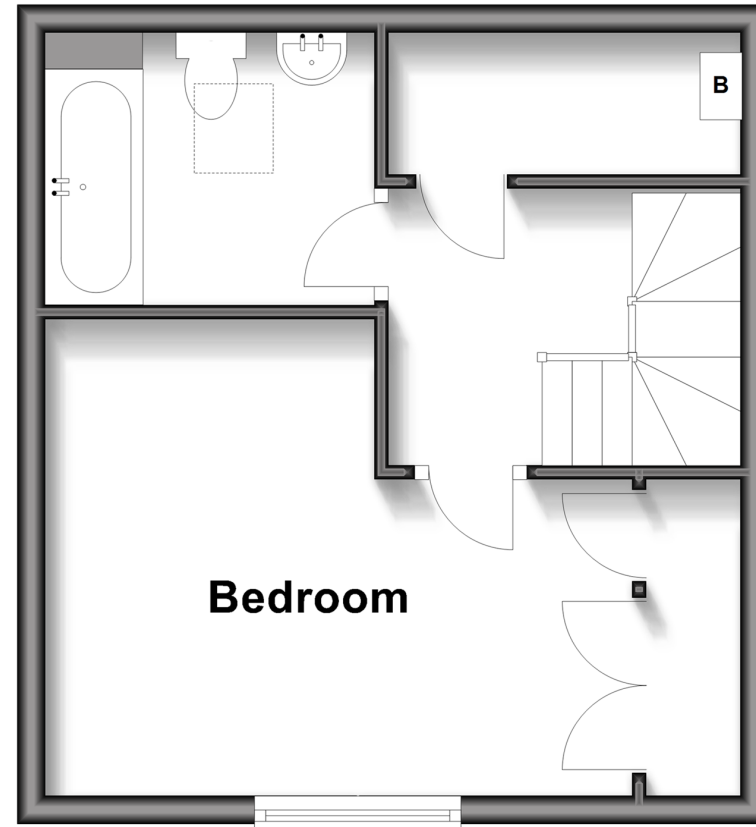
## First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



## Second Floor

Approx. 27.0 sq. metres (290.8 sq. feet)



## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge: 16'3 at widest point x 10'9 (4.96m x 3.28m)

Kitchen: 8'0 x 7'1 (2.44m x 2.16m)

### SECOND FLOOR

Landing

Bedroom: 13'8 up to fitted wardrobes x 11'3 at widest point (4.17m x 3.43m)

Bathroom: 7'8 x 6'5 (2.34m x 1.96m)

### OUTSIDE

Communal Gardens

Car Port Parking

Visitors' Parking



## Main features

- Attractive Sussex flint split-level maisonette
- Elevated position on the periphery of the historic old town
- Generous communal gardens with rolling lawns to sit out and enjoy
- Under cover car port parking & visitors' parking
- Beautiful views over stables & towards the coast
- Just a short distance to Arundel Park for stunning walks across the South Downs



### Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 0.1 miles, Arundel CofE Primary 0.8 miles, Summerlea Community Primary 3.1 miles. Secondary Schools: Cornfield School, Littlehampton 4.0 miles, Slindon College 4.7 miles, Littlehampton Community School 4.8 miles.



### Transport Information

Train Stations: Arundel 1.2 miles, Ford 2.0 miles, Angmering 4.0 miles



### Address

Old Poor House Cottages, Mount Pleasant, Arundel, West Sussex BN18



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](http://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

EPC RATING

CURRENT:	POTENTIAL:
D(64)	C(80)

23217523/20260121/RH/DW