



**Price**  
**£565,000**

**Freehold**

3x  1x  1x 

**St. Mary's Gate Mews,  
London Road,  
Walberton, West Sussex  
BN18**

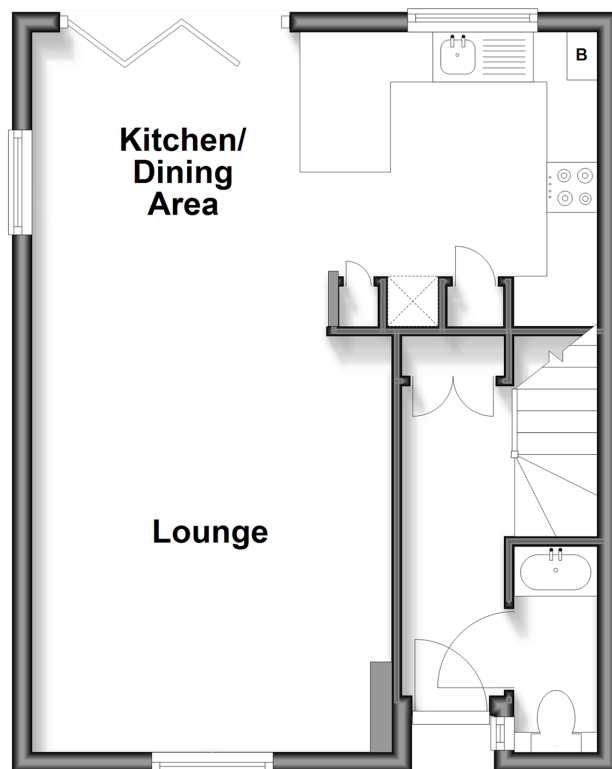
**OVER 60?**

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

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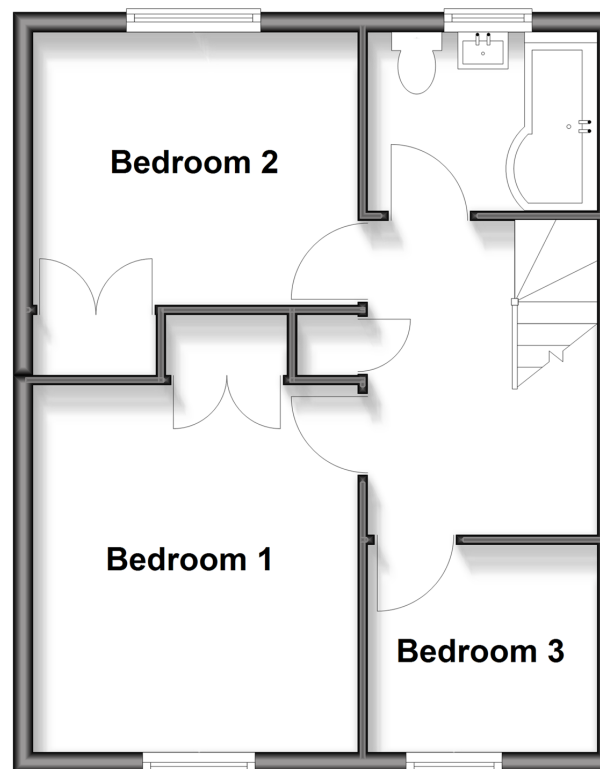
## Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



## First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



## Accommodation

### GROUND FLOOR

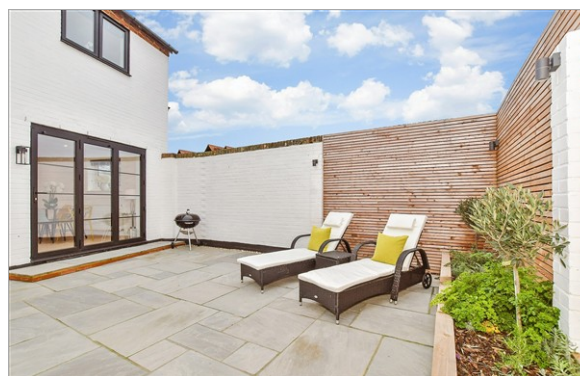
Entrance Hall  
Cloak Room  
Lounge Area  
Dining Area  
Kitchen

### FIRST FLOOR

Landing  
Bedroom 1: 12'0 x 10'7 (3.66m x 3.23m)  
Bedroom 2: 10'7 x 9'0 (3.23m x 2.75m)  
Bedroom 3: 7'6 x 6'9 (2.29m x 2.06m)  
Bathroom

### OUTSIDE

Front and Rear Gardens  
Off-Road Parking



## Main features

- Impeccably renovated with high quality finishes offering a modern turn-key, in, arguable, Arundel's most sought-after location
- Open plan design, bespoke kitchen with integrated appliances
- Bi-fold doors opening onto a stylish, private courtyard garden
- Freehold property with private parking and no onward chain



### Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 0.0 miles, Arundel CofE Primary 0.5 miles, Flora McDonald Junior School 2.7 miles

Secondary Schools: Cornfield School, Littlehampton 2.6



### Transport Information

Train Stations: Arundel 0.8 miles, Ford 1.9 miles, Amberley 2.9 miles



### Address

St. Mary's Gate Mews, London Road, Walberton, 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://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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