



Clarkes

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Asking Price

£500,000

Freehold

36 Fitzalan Road, Arundel, BN18 9JS



Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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

01243 861344



What the agent says... “,, Material Information:

Located adjacent to the River Arun in the quaint town of Arundel is this delightful and much extended, 4 bed 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.

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.

Council Tax: Arun District Council Band D
Property Type: Semi-detached Bungalow
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Parking: Garage and Driveway
Restrictions: None

On 15/09/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	17 mbps	1 mbps	
Superfast	✓	71 mbps	15 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- Semi-detached Bungalow
- 4 Bedrooms
- Kitchen/Breakfast room
- Conservatory
- Garage and Driveway



Accommodation

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

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)

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:

