



**Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Arundel Road, Poling,  
West Sussex, BN18**

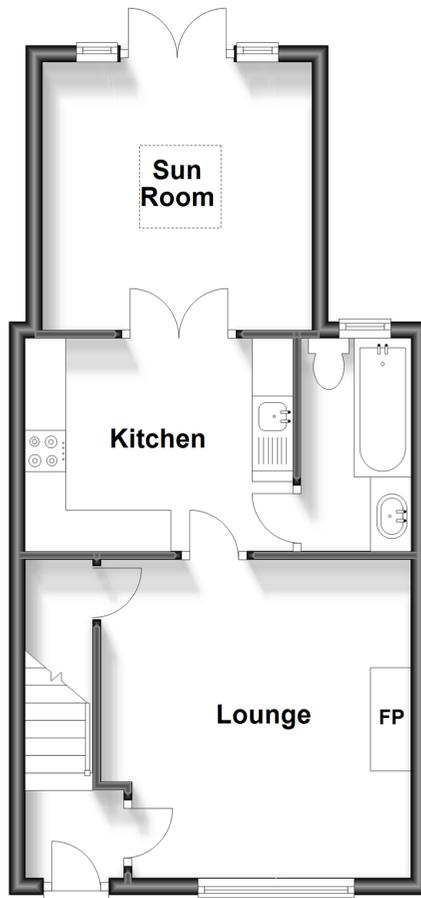
**OVER 60?**

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

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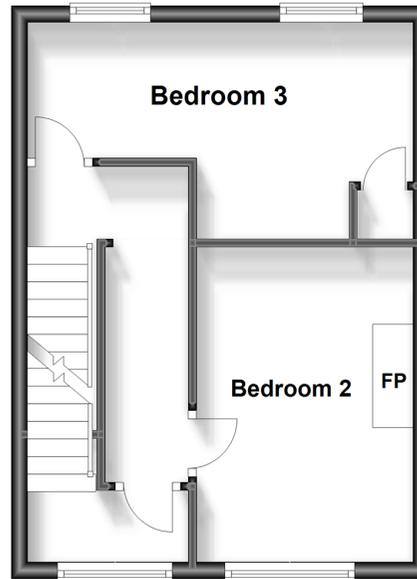
## Ground Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



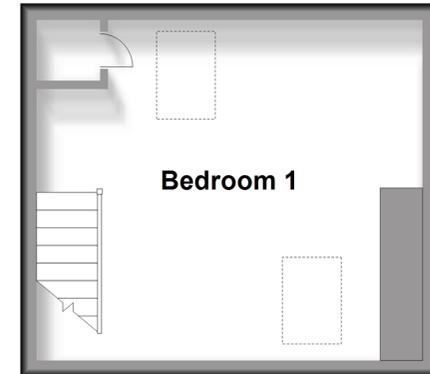
## First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



## Second Floor

Approx. 19.5 sq. metres (210.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 12'9 x 12'5 (3.89m x 3.79m)

Kitchen : 10'8 x 8'5 (3.25m x 2.57m)

Sun Room : 10'8 x 10'7 (3.25m x 3.23m)

### FIRST FLOOR

First Floor Landing

Bedroom 1: 15'9 x 8'9 (4.80m x 2.67m)

### SECOND FLOOR

Second Floor Landing

Bedroom 3: 15'6 x 13'5 (4.73m x 4.09m)

### OUTSIDE

Garden

Off Road Parking



## Main features

- Ideal family home with off road parking
- Bright sun room with French doors to attractive landscaped garden
- Cosy lounge with log burning stove
- Stunning country views from the rear of the property
- Located in prime position between the beautiful historic town of Arundel and the commercial seaside town of Worthing



### Nearest Schools

Primary Schools: East Preston Junior School 2.6 miles, St Philip's Catholic Primary, Arundel 2.8 miles, Arundel CofE Primary 2.9 miles

Secondary Schools: Cornfield School, Littlehampton 3.5



### Transport Information

Train Stations: Arundel 1.6 miles, Littlehampton 3.8 miles, Amberley 3.8 miles



### Address

Arundel Road, Poling, West Sussex, BN18



### Directions

For directions to this property please contact us.



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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.



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