

**OVER 60?**

You could get up to  
**59% off the price!\***



Video Tour available

**Price**

**£350,000**

**Freehold**

3x  2x  2x 

Yapton Lane, Walberton, Arundel, West

Sussex, BN18

**cubitt&west**  
Helping you move forwards





## Main features

- Gorgeous conservatory with vaulted ceiling
- Generous driveway
- Wood burning stoves in kitchen and lounge
- Decked outdoor seating area, log store, shed, lawn and summerhouse
- Skylights throughout
- Country cottage charm

## Accommodation

**Entrance Porch (side):** 13'3 x 10'8  
(4.04m x 3.25m)

### GROUND FLOOR

**Kitchen:** 13'7 x 13'2 (4.14m x 4.02m)

**Lounge:** 13'3 x 10'8 (4.04m x 3.25m)

**Conservatory:** 14'7 x 13'1 (4.45m x 3.99m)

**Bedroom 1:** 16'7 x 9'1 (5.06m x 2.77m)

**Bedroom 2:** 10'10 x 10'0 (3.30m x 3.05m)

**Shower Room:** 7'10 x 4'1 (2.39m x 1.25m)

**Bedroom 3/ Study:** 9'11 x 8'9 (3.02m x 2.67m)

**Bathroom:** 6'4 x 5'11 (1.93m x 1.80m)

### FIRST FLOOR

**Loft Room:** 17'5 x 8'9 Reduced  
Headroom (5.31m x 2.67m)

**Cloakroom**

### OUTSIDE

**Call Arundel - 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

