



Price
£285,000

Freehold

3x  1x  1x 

**Ellis Close, Arundel,
West Sussex BN18**

cubitt & west
Helping you move forwards



Main features

- Well maintained 3 bedroom terrace home
- Front-facing modern kitchen/dining room combined.
- Living room & conservatory opening on to garden with back gate.
- Private driveway to the front plus a communal visitors car parking area
- Excellent location for the local school, playground, green, GP surgery & pharmacy.
- Just a short walk to the historic town centre

Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hall
Lounge: 15'4 x 10'2 (4.68m x 3.10m)
Kitchen/ Dining Room : 15'6 x 9'3 (4.73m x 2.82m)
Conservatory: 9'9 x 7'1 (2.97m x 2.16m)

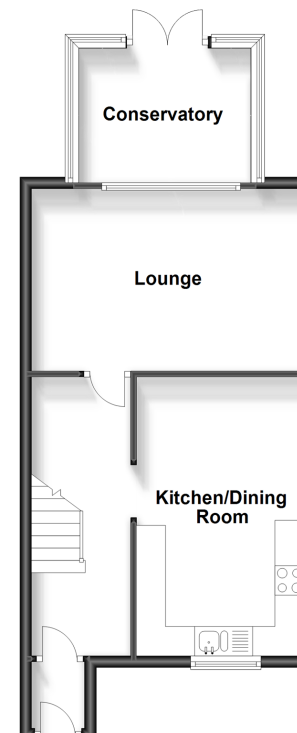
FIRST FLOOR

Landing
Bedroom 1: 13'9 x 9'5 (4.19m x 2.87m)
Bedroom 2: 8'9 x 8'2 (2.67m x 2.49m)
Bedroom 3: 8'3 x 6'5 (2.52m x 1.96m)
Bathroom: 6'11 x 6'1 (2.11m x 1.86m)

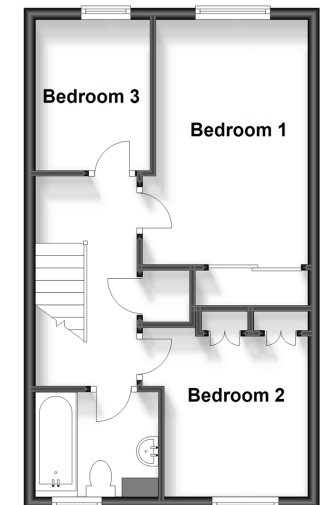
OUTSIDE

Private Driveway to Front
Rear Garden with Shed
Access to Rear via Gate
Large communal parking area

Ground Floor
Approx. 45.5 sq. metres (489.5 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.7 sq. feet)



Call Arundel - 01903 884420 ■ 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