



**Price**  
**£285,000**

**Freehold**

3x  1x  1x 

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

**cubitt  
& west**  
  
**FOR SALE**  
01903 884420

**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)

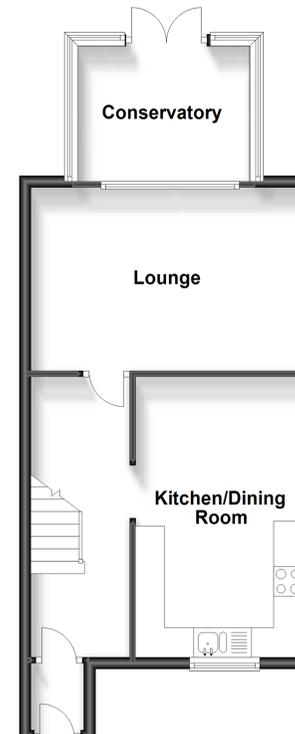
### FIRST FLOOR

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)

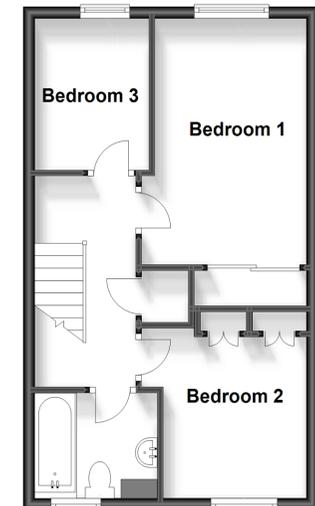
### OUTSIDE

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](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



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