



**Price**  
**£125,000**

**Leasehold**

1x  1x  1x 

**Caen Stone Court,  
Queen Street, Arundel,  
West Sussex BN18**



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Spacious lounge with plenty of room to dine
- Exceptional location in the centre of the historic town
- Cafes, shops, post office and hairdresser all very close by
- Riverside walks and gardens as well as Arundel Lido for Seniors' Swims just a stone's throw away
- Modern kitchen with fitted appliances



### Nearest Schools

Further Education: Chichester College of Technology for a number of Adult Learning courses.



### Transport Information

Train Stations: Arundel 0.5 miles, Ford 2.6 miles, Angmering 3.6 miles

## Accommodation

### GROUND FLOOR

**Communal Entrance**

**Communal Lounge**

**Lift to Second Floor**

### SECOND FLOOR

**Lounge:** 22'7 (6.89m) narrowing to 10'6 (3.20m) x 10'10 (3.30m)

**Kitchen:** 7'5 x 7'1 maximum (2.26m x 2.16m)

**Bedroom:** 13'5 maximum x 8'11 (4.09m x 2.72m)

**Shower Room:** 6'9 x 5'4 (2.06m x 1.63m)

### OUTSIDE

**Communal Gardens with Seating**

**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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