



**Offers In
Excess Of
£400,000
Freehold**

2x  1x  2x 

**Kirdford Road, Arundel,
West Sussex BN18**

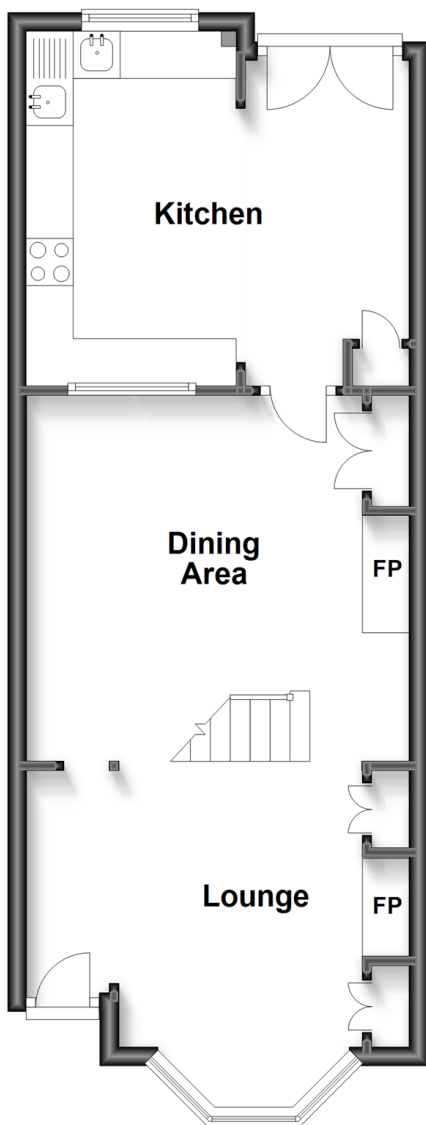
OVER 60?

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

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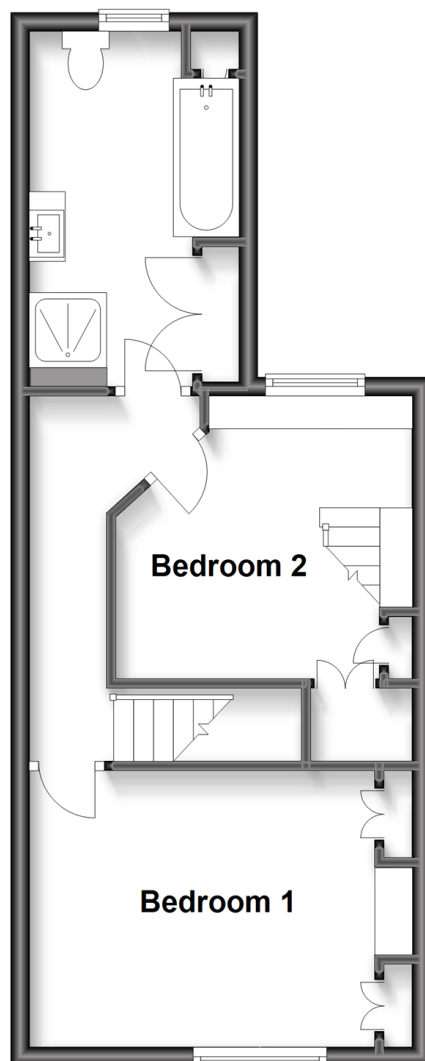
Ground Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



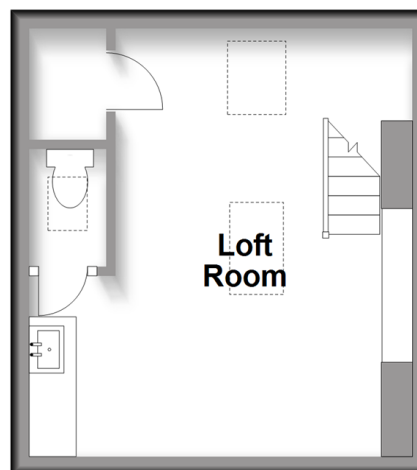
First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Second Floor

Approx. 18.5 sq. metres (198.9 sq. feet)



Accommodation

GROUND FLOOR

Lounge: 25'7 at widest point x 11'11 into bay (7.80m x 3.63m)

Dining Area: 13'7 x 12'3 at widest point (4.14m x 3.74m)

Kitchen: 13'7 x 12'3 at widest point (4.14m x 3.74m)

FIRST FLOOR

Landing

Bedroom 1: 12'6 x 9'11 up to fitted wardrobes (3.81m x 3.02m)

Bedroom 2: 10'4 at widest point x 9'3 at widest point (3.15m x 2.82m)

Bath & Shower Room

SECOND FLOOR

Landing

Loft Room: 12'4 at widest point x 10'9 reduced headroom (3.76m x 3.28m)

Separate Toilet

OUTSIDE

Front Garden

Rear Garden

Shed With Power



Main features

- Tastefully designed bright open plan living space
- Extended modern kitchen with French doors to the rear garden
- Just a short distance to the historic market town centre with cafes, shops, and riverside walks
- Versatile loft room offering studio or study space with superb views across to Arundel Cathedral
- Landscaped garden with lawn, sunny seating area and contemporary planting



Nearest Schools

Primary Schools: A short walk to Arundel CofE Primary 0.4 miles and St Philip's Catholic Primary, 0.6 miles.
Secondary Schools: St Philip Howard Catholic High School 6.4 miles, or further afield Bishop Luffa CofE School in Chichester or many other options in Littlehampton.



Transport Information

Train Stations: Arundel 1.3 miles, Ford 1.7 miles, Barnham 3.5 miles.



Address

Kirdford Road, Arundel, West Sussex BN18



Directions

For directions to this property please contact us.



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■ 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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