



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

2x  1x  2x 

Kirdford Road, Arundel,  
West Sussex BN18

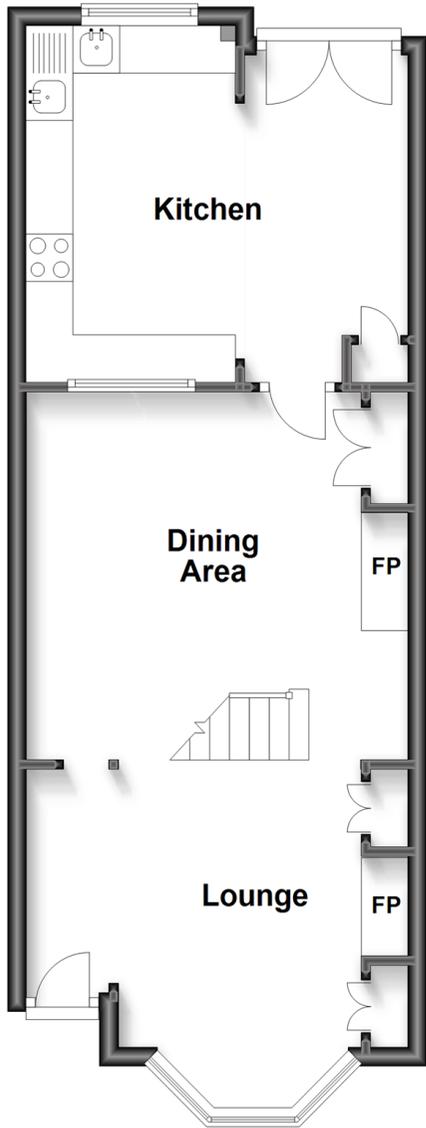
**OVER 60?**

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

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## Ground Floor

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



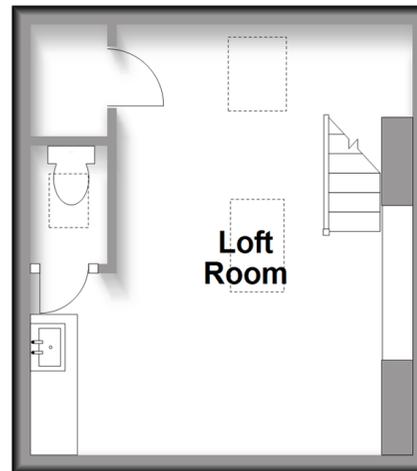
## First Floor

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)

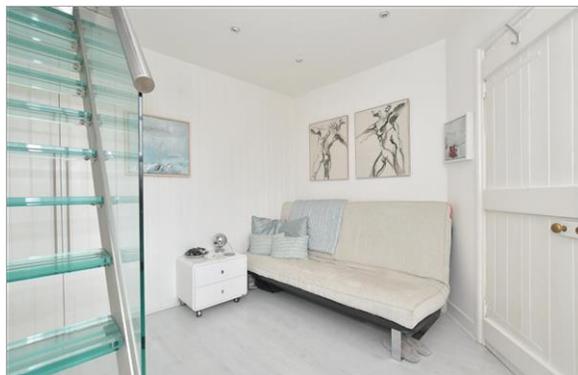
Separate Toilet

### 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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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://www.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
- 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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