



**Price**  
**£250,000**

**Leasehold**

2x  1x  1x 

**Canada Road, Arundel,  
West Sussex BN18**

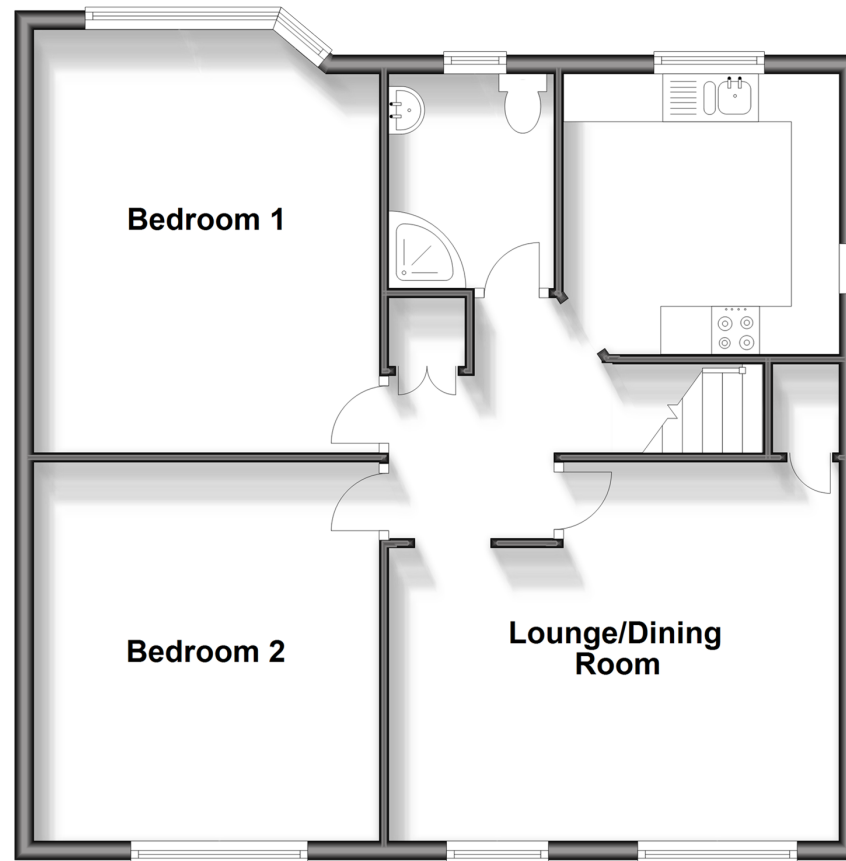
**OVER 60?**

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

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## First Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

### FIRST FLOOR

First Floor Landing

Kitchen : 9'7 x 9'5 (2.92m x 2.87m)

Shower Room : 7'5 x 5'6 (2.26m x 1.68m)

Bedroom 1: 14'7 x 11'8 (4.45m x 3.56m) **OUTSIDE**

Bedroom 2: 13'0 x 11'10 (3.97m x 3.61m) **Garden**

Lounge/ Diner : 15'5 maximum x 9'5  
minimum (4.70m x 2.87m)





## Main features

- Smartly finished first floor flat
- Bright open plan lounge/ diner
- Good sized double bedrooms with home office potential
- Generous well maintained rear garden with patio for outside entertaining
- Located on family friendly road with playground, green and doctors surgery



### Nearest Schools

Primary Schools: Arundel CofE Primary 0.0 miles, St Philip's Catholic Primary, Arundel 0.4 miles  
Secondary Schools: Cornfield School, Littlehampton 2.8 miles, St Philip Howard Catholic High School 3.5 miles



### Transport Information

Train Stations: Arundel 1.1 miles, Ford 1.6 miles, Amberley 3.1 miles



### Address

Canada 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://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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