



Price
£425,000

Freehold

3x  2x  2x 

**Pound Road, Walberton,
Arundel, West Sussex
BN18**

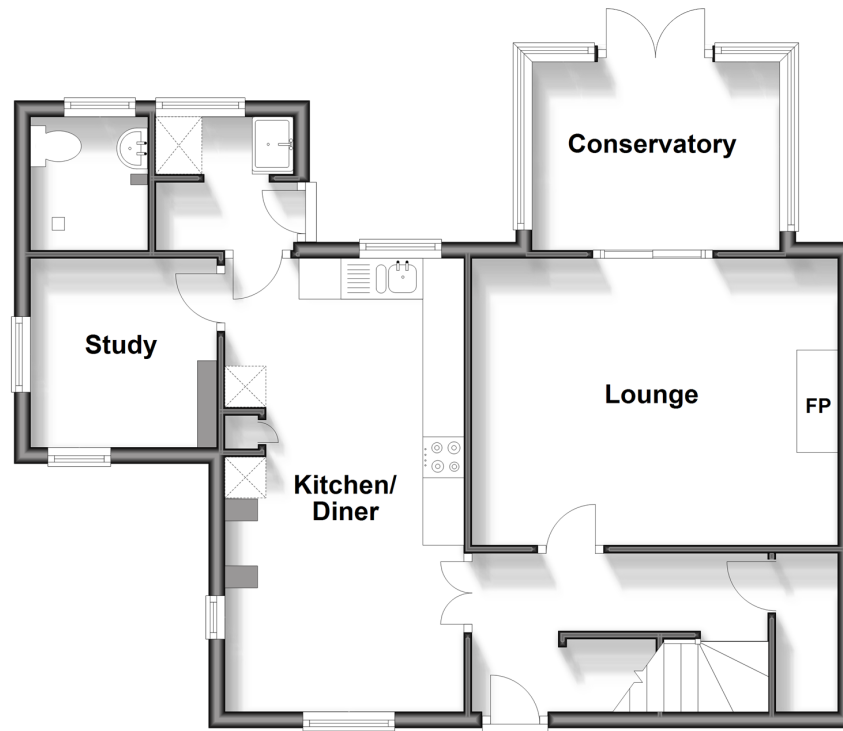
OVER 60?

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

cubitt&west
Helping you move forwards

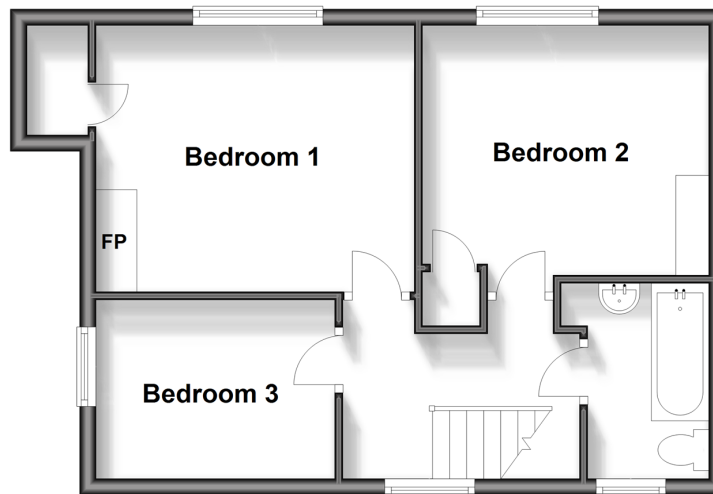
Ground Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/ Diner : 18'3 x 9'7 (5.57m x 2.92m)

Study : 6'9 x 6'6 (2.06m x 1.98m)

Utility Room

Wet Room

Lounge : 14'7 x 11'6 (4.45m x 3.51m)

Conservatory : 9'11 x 7'5 (3.02m x 2.26m)

FIRST FLOOR

Landing

Bedroom 1: 12'10 x 10'10 (3.91m x 3.30m)

Bedroom 2: 11'5 x 10'2 (3.48m x 3.10m)

Bedroom 3: 9'8 x 7'1 (2.95m x 2.16m)

Bathroom

OUTSIDE

Driveway

Rear Garden

Garden Office



Main features

- Ideal semi-detached family home
- close to village green and sought after primary school
- Flexible living space with study and annexe potential
- Lounge boasts multi-fuel open fire
- Lovely sunny conservatory
- Sunny garden has insulated summer house, patio, log store and vegetable patch



Nearest Schools

Primary Schools: Walberton and Binsted CofE Primary 0.3 miles, Barnham Primary 1.7 miles, Aldingbourne Primary 1.9 miles
Secondary Schools: St Philip Howard Catholic High School 1.9 miles, Ormiston Six Villages Academy 2.1 miles,



Transport Information

Train Stations: Barnham 1.6 miles, Ford 3.7 miles, Amberley 5.0 miles



Address

Pound Road, Walberton, Arundel, West Sussex BN18



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Arundel Branch 01903 884420 ■ 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.



23217579/20231220/1B/DW