

**OVER 60?**

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



**Price**

**£800,000**

**Freehold**

4x  2x  4x 

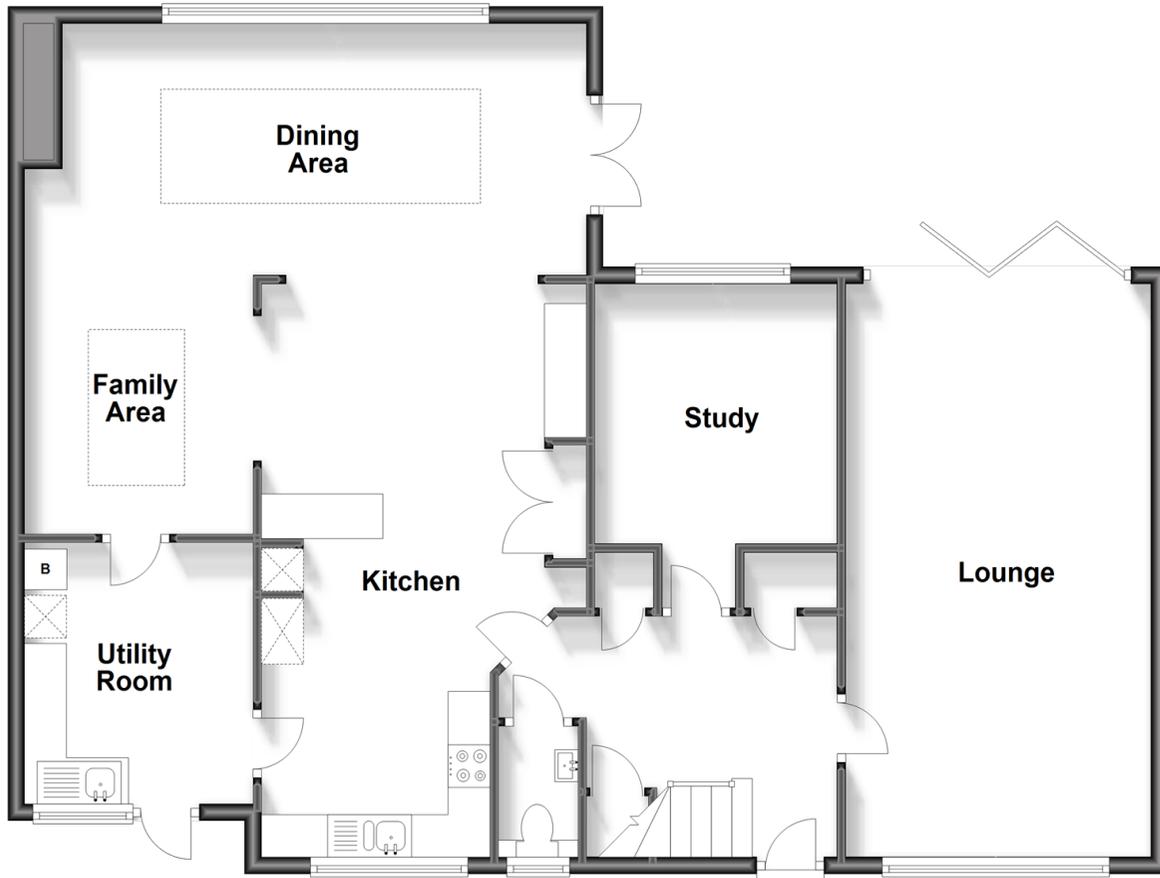
Poling Street, Poling, Arundel, West Sussex

BN18

**cubitt & west**  
Helping you move forwards

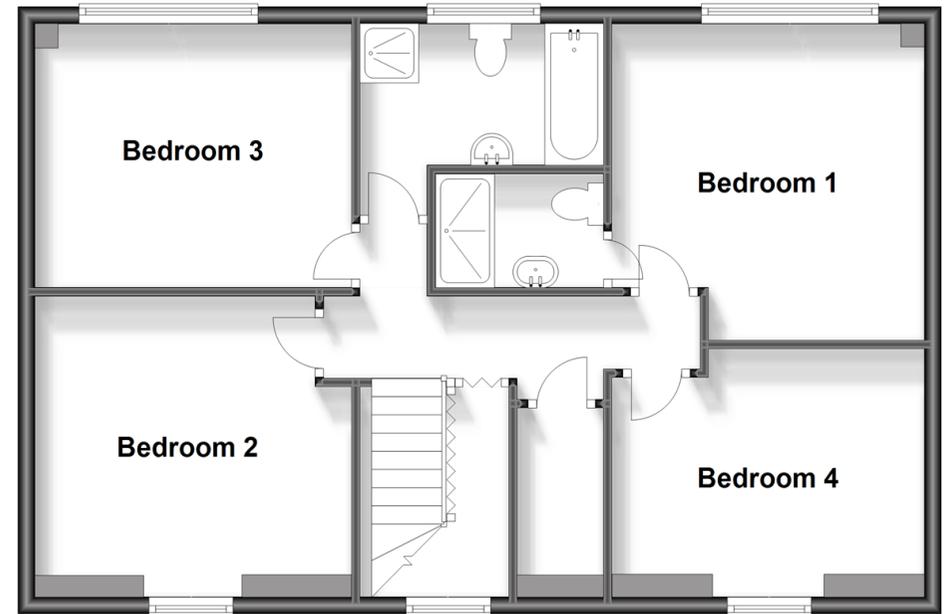
## Ground Floor

Approx. 109.2 sq. metres (1175.2 sq. feet)



## First Floor

Approx. 71.1 sq. metres (765.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 22'2 x 12'0 (6.76m x 3.66m)

Kitchen: 22'2 x 12'8 (6.76m x 3.86m)

Family Area

Utility Room : 9'5 x 8'10 (2.87m x 2.69m)

Study: 12'7 x 9'7 (3.84m x 2.92m)

Cloakroom

### FIRST FLOOR

First Floor Landing

Bedroom 1: 12'7 x 11'11 (3.84m x 3.63m)

En Suite Shower Room

Bedroom 2: 12'6 x 10'8 (3.81m x 3.25m)

Bedroom 3: 12'1 x 11'7 (3.69m x 3.53m)

Bedroom 4: 11'11 x 9'7 (3.63m x 2.92m)

Family Bathroom

### OUTSIDE

Gravel Driveway- Multiple Cars

Secure Lawned Front Garden

Rear Garden with Patio & Lawn



## Main features

- Spacious family home in an idyllic rural setting
- Finished to a high standard with light-flooded open plan kitchen diner excellent for entertaining
- Separate lounge & study perfect for a busy , working family
- Views over open farmland with garden over looking fields -ideal for alfresco dining
- Tucked away in a vibrant village community, a short drive to Arundel or Worthing



### Nearest Schools

Primary Schools: Arundel Church of England Primary School 3.5 miles, St Philips Catholic Primary School 3.5 miles  
Secondary Schools: St Oscar Romero Catholic Senior School 5.5 miles The Angmering School 5.7miles



### Transport Information

Train Stations: Arundel 1.5 miles, Angmering 1.6 miles, Littlehampton 1.9 miles



### Address

Poling Street, Poling, 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](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  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING CURRENT: **C(71)** POTENTIAL: **C(80)**

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