



**Price**  
**£475,000**

**Freehold**

4x  2x  2x 

**Arundel Road, Poling,  
Arundel, West Sussex  
BN18**

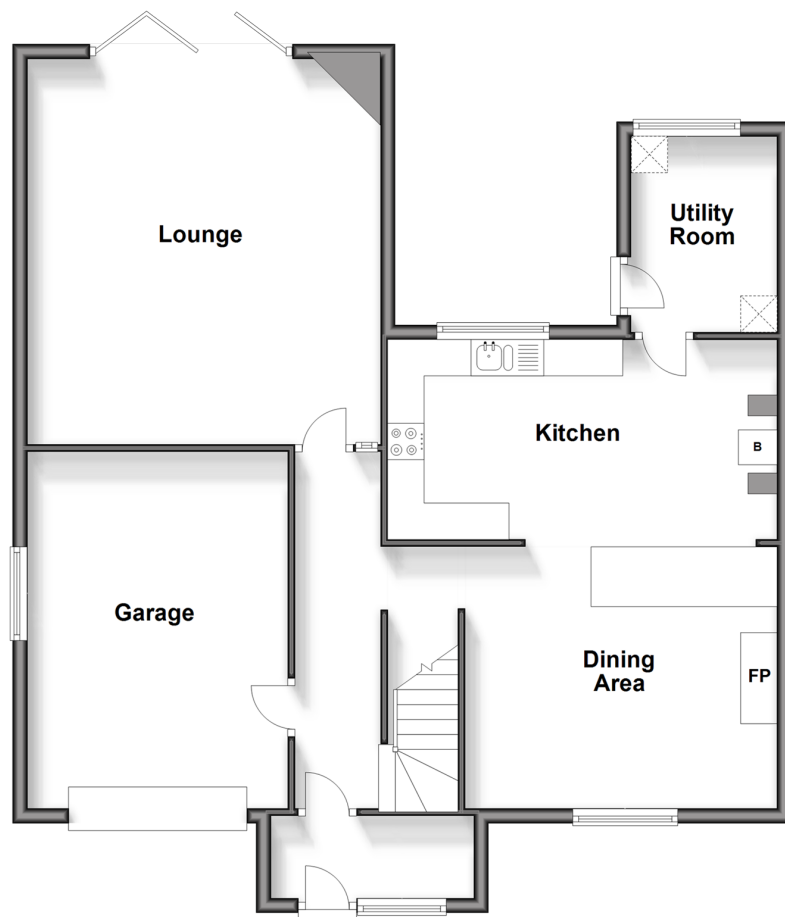
**OVER 60?**

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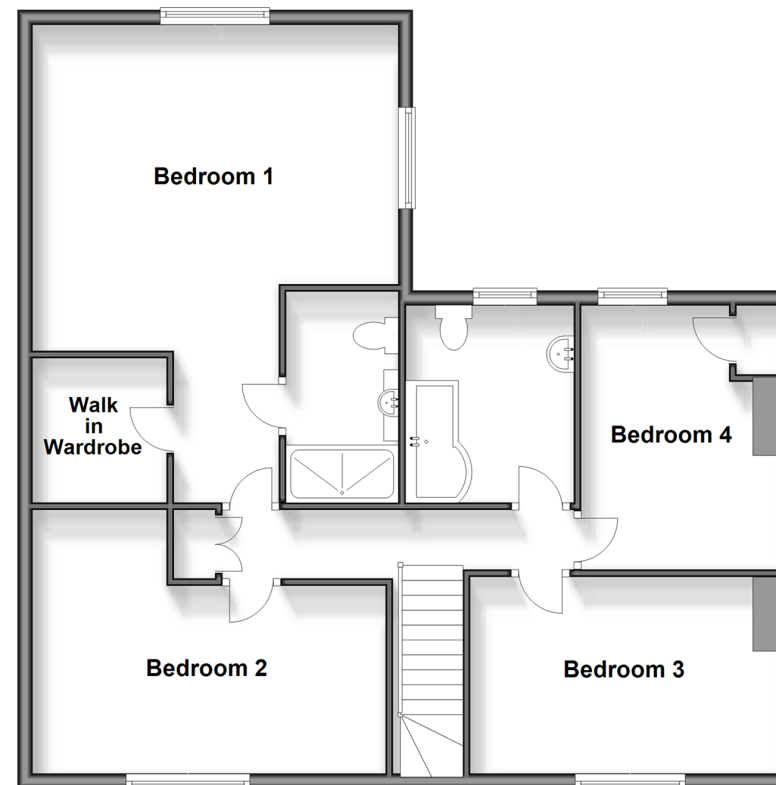
## Ground Floor

Approx. 94.1 sq. metres (1012.6 sq. feet)



## First Floor

Approx. 85.7 sq. metres (922.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch: 9'1 x 3'8 (2.77m x 1.12m)

Entrance Hall

Lounge : 17'4 x 15'11 (5.29m x 4.85m)

Kitchen Area: 17'4 x 9'1 (5.29m x 2.77m)

Dining Area: 17'4 x 9'1 (5.29m x 2.77m)

Utility Room : 8'9 x 6'8 (2.67m x 2.03m)

### FIRST FLOOR

First Floor Landing

Bedroom 1: 15'11 (4.85m) x 14'9 maximum (4.50m) narrowing to 11'5 minimum (3.48m)

Walk in Wardrobe : 6'5 x 6'1 (1.96m x 1.86m)

En Suite

Bedroom 2: 16'1 (4.91m) x 12'3 maximum (3.74m) narrowing to 8'6 minimum (2.59m)

Bedroom 3: 13'11 x 8'10 maximum (4.24m x 2.69m)

Bedroom 4: 12'3 x 9'2 maximum (3.74m x 2.80m)

Bathroom : 9'1 x 8'0 (2.77m x 2.44m)

### OUTSIDE

Integral Garage : 16'4 x 11'1 (4.98m x 3.38m)

Rear Garden

Driveway





## Main features

- Vastly extended family home
- Open plan, kitchen/diner with separate utility room
- Generous lounge with sunny aspect and log burning stove
- Rear garden with a great size patio backing onto open farmland
- Solar panels generating household electricity and income



### Nearest Schools

Primary Schools: East Preston Junior School 2.6 miles, St Philip's Catholic Primary, Arundel 2.8 miles, Arundel CofE Primary 2.9 miles

Secondary Schools: Cornfield School, Littlehampton 3.5



### Transport Information

Train Stations: Arundel 1.6 miles, Littlehampton 3.8 miles, Amberley 3.8 miles



### Address

Arundel Road, 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](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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