

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£390,000

Freehold

Canada Road, Arundel, BN18 9HY



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales



IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.



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01243 861344



- Semi-detached family home
- Three bedrooms
- Kitchen/breakfast room
- Large sitting room
- Bathroom & shower room
- Close to Arundel town centre



Accommodation

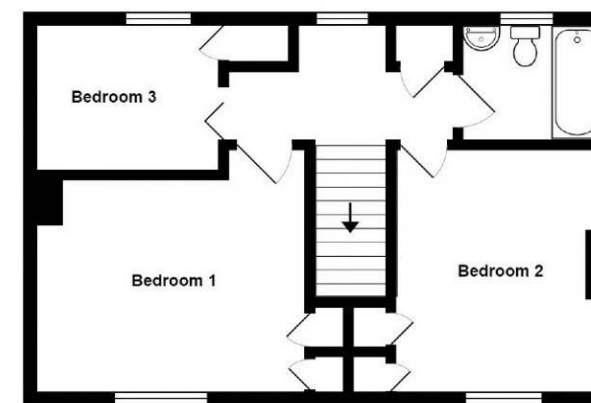
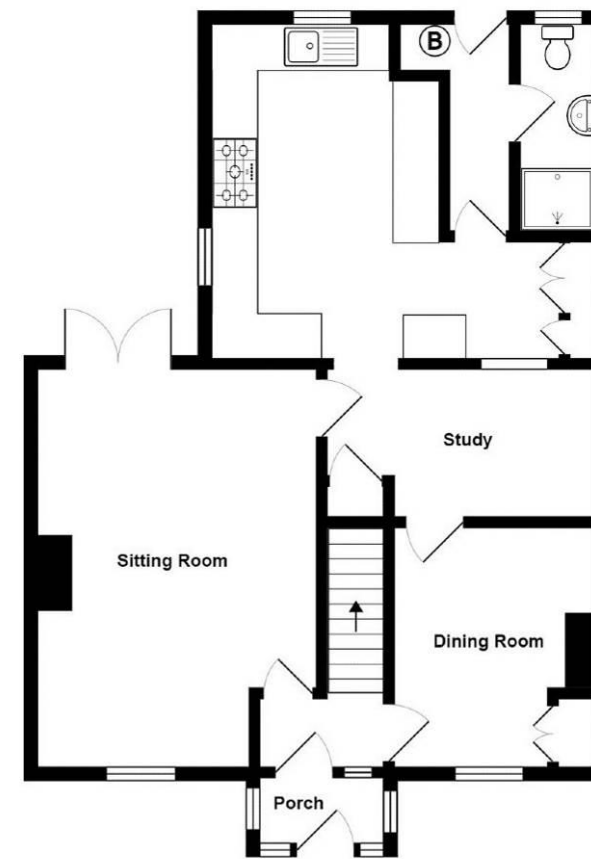
Ground Floor

- Porch: 5' 4" x 2' 10" (1.63m x 0.87m)
- Inner Hall: 6' 3" x 3' 1" (1.91m x 0.96m)
- Sitting Room: 17' 5" x 12' 2" (5.31m x 3.72m)
- Dining Room: 10' 5" x 9' 10" (3.20m x 3.02m)
- Study: 13' 2" x 6' 4" (4.03m x 1.95m)
- Kitchen / Breakfast Room: 16' 7" x 14' 5" (5.06m x 4.41m)
- Shower Room: 8' 11" x 3' 2" (2.72m x 0.99m)

First Floor

- Bedroom 1: 12' 1" x 10' 1" (3.70m x 3.08m)
- Bedroom 2: 11' 7" x 8' 8" (3.55m x 2.66m)
- Bedroom 3: 8' 7" x 6' 11" (2.64m x 2.13m)
- Bathroom: 6' 7" x 5' 5" (2.01m x 1.66m)

Council Tax Band: C



Total Area: 44.1 m² ... 475 ft²

All measurements are approximate and for display purposes only
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What the agent says... “,”

This fantastic family home is pleasantly set back from the road in a residential area of Arundel close to the local surgery, pharmacy, convenience store and primary school. A short walk will take you into the town centre which offers a larger range of independent shops and Co-op store. Arundel also offers great transport to nearby towns including Chichester and there is a mainline station.

Externally, the property has a pleasant front garden and is in an elevated position which overlooks a green space. The property benefits from an unusually large garden due to its corner plot position and there are some mature trees and shrubs in the lawn area.

Viewings are highly recommended to appreciate all this home has to offer.

This double fronted property has had an extension to the rear, which has helped create a large kitchen with an attractive lantern light which has space for a breakfast table, as well as a rear hall and downstairs shower room. The rest of the ground floor accommodation comprises the porch and inner hall, large sitting room with fireplace, a family/dining room and study area. To the first floor, the landing leads to the three bedrooms and family bathroom. The bedrooms all have useful built-in cupboards.

