



3B Fitzalan Road, Arundel BN18 9JP
£399,950 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Extended Semi Detached House**
- **3 Bedrooms**
- **Lounge & Dining Room**
- **Spacious Kitchen/Breakfast Room**
- **Viewing Recommended**
- **Open Views to the Rear**
- **Large Private Drive**
- **Council Tax Band 'C'**
- **EPC Rating 'D'**

An extended older style semi detached house pleasantly situated in a semi rural cul de sac location in the popular Historic market town of Arundel.

In brief the accommodation comprises: - front porch, entrance hall, spacious lounge, dining room, kitchen/breakfast room, utility room, three bedrooms and a bathroom/WC.

Outside there is a large private drive to the front providing off road parking for several vehicles and a south-east facing rear garden. Beyond the house to the rear of the garden is open countryside.

Features include gas central heating, double glazing and scope to extend (STUPC's).

We would strongly recommend viewing this lovely home in a pleasant location.

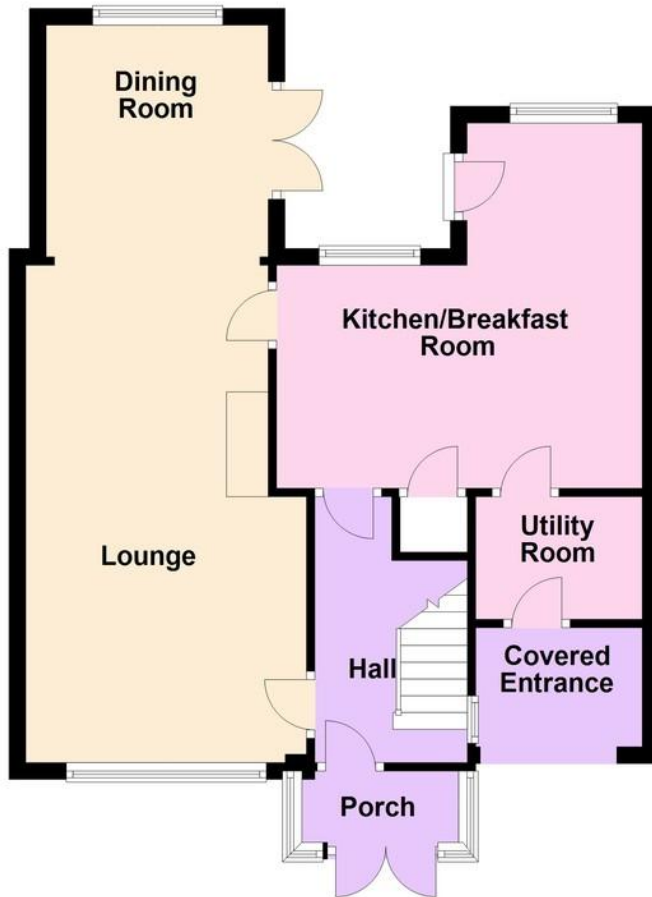
The house is situated approximately 0.75 of a mile from the centre of Arundel and can be accessed from either Queens Lane in Arundel from The Causeway or from the slip road off the A27 just before the Chichester roundabout.

Arundel is a stunning Historic town with a medieval castle and imposing Roman Catholic Cathedral. The town is bustling with a wide variety of shops, restaurants and local amenities as well as The River Arun that meanders through the town.



Ground Floor

Approx. 56.4 sq. metres (606.7 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 96.1 sq. metres (1034.9 sq. feet)

PORCH

ENTRANCE HALL

LOUNGE

19' 5" x 11' (5.92m x 3.35m)

DINING ROOM

9' x 8' 9" (2.74m x 2.67m)

KITCHEN/BREAKFAST ROOM

14' 3" x 14' (4.34m x 4.27m)
max

UTILITY ROOM

BEDROOM 1

14' 2" x 9' (4.32m x 2.74m)

BEDROOM 2

10' 7" x 10' 2" (3.23m x 3.1m)

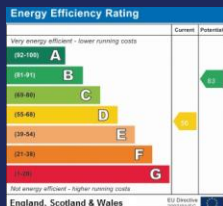
BEDROOM 3

17' 10" x 5' 6" (5.44m x 1.68m)

BATHROOM/WC

LARGE PRIVATE DRIVE TO FRONT

SOUTH-EAST FACING REAR GARDEN



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