

**36 Rodney Crescent, Ford, Arundel,  
West Sussex, BN18 0DB**  
£390,000 - Freehold



**Glyn-Jones and Company are delighted to offer for sale this spacious semi detached family home situated on a generous sized plot, in a semi rural location.**

The accommodation to the ground floor comprises; an entrance porch which leads into a hallway with stairs to the first floor, a lounge, a full width kitchen/breakfast room with integral appliances, a separate utility area, a shower room/WC and a feature conservatory.

To the first floor are four generous sized bedrooms and a modern bathroom with a shower over the bath.

In our opinion, the property is presented in good clean decorative order and benefits from double glazing, gas fired central heating and cavity wall insulation.



Total Area: 1347 ft² ... 125.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2024

Council Tax Band - C  
Energy Efficiency Rating - D  
Tenure - Freehold

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★



Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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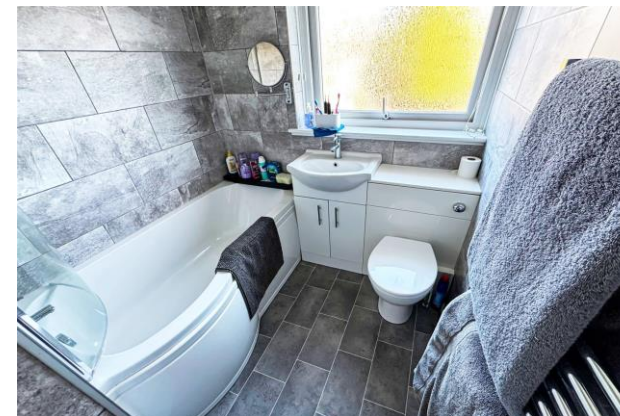
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Situated within a private rural location within Ford, Arundel, which is mid distance of the Historic Arundel and Littlehampton where mainline railway stations can be found.

Arundel offers from a wealth of historic attractions including the castle and Cathedral, as well as delightful boutiques.

Climping is also within 3 miles where the beach front and sand dunes can be found.



A particular feature to the property is the delightful rear garden, which is larger than average and is mainly laid to lawn with a patio area adjacent to the rear of the property. Running along the bottom of the garden is a lengthy driveway which leads up to a detached garage. The garden is fully enclosed with a side access gate. The front garden is predominantly laid to a shingled driveway providing off road parking for multiple vehicles. There is also a lawn area to the side. The front garden is partially open plan with the remainder being enclosed by hedging.

Viewing is advised to appreciate the size of accommodation on offer.