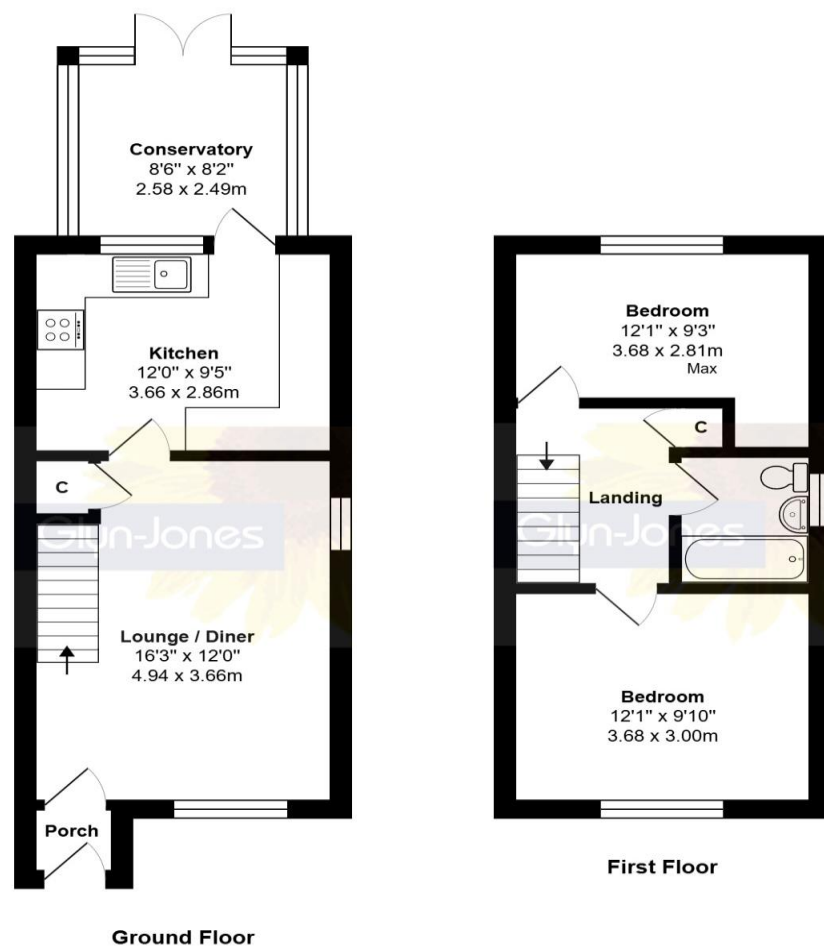


**35 Sproule Close, Ford, Arundel
West Sussex BN18 0NX**
£270,000 (Guide Price) Freehold



Total Area: 714 ft² ... 66.3 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: B
Energy Efficiency Rating: E



An opportunity to purchase this modern end terrace house offered for sale with the benefit of no ongoing chain.

The property has been well maintained throughout and features; two double bedrooms; a spacious lounge/dining room; kitchen/breakfast room refitted with a range of modern units; modern contemporary style bathroom and a conservatory overlooking the rear garden.

Outside, the property benefits from allocated parking for two cars and an enclosed low maintenance rear garden with gated side access and timber shed.

Additionally, the property benefits from gas central heating and double glazing.

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

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

Rustington Office
01903 770095
rustington@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.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★

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35 Sproule Close, Ford, Arundel, West Sussex BN18 0NX
£270,000 (Guide Price) - Freehold

Situated on the popular Rollaston Park development, the property occupies a cul-de-sac location, within approximately 1 mile of Yapton village centre.

The larger town of Littlehampton with shopping precinct, railway station and seafront with its wide range of attractions is situated within approximately 4 miles. Bus routes to surrounding areas can also be found at the entrance of Rollaston Park.



*well maintained accommodation throughout,
offered for sale with the benefit of no forward chain.*

