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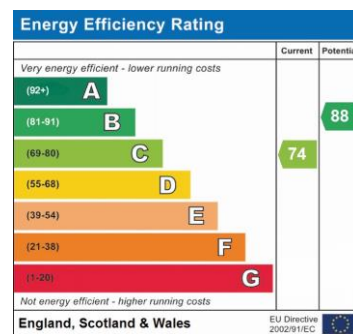
Asking Price
£325,000
Freehold

2 Miles Close, Ford, Arundel, BN18 0TB



Book a Viewing

01243 861344
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IMPORTANT NOTICE
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01243 861344



- 3 Bedroom Terraced Home
- Modern Kitchen & Bathroom
- Conservatory
- Downstairs Cloakroom
- Southerly Aspect Garden
- No Forward Chain



Accommodation

Entrance Porch - 1.64m x 0.72m (5'4" x 2'4")

Hall - 2.77m x 0.93m (9'1" x 3'0")

Downstairs WC - 1.84m x 0.84m (6'0" x 2'9")

Kitchen - 2.88m x 2.79m (9'5" x 9'1")

Living Room - 5.2m x 4.78m narrowing to 3.75m (17'0" x 15'8")

Conservatory - 2.38m x 1.81m (7'9" x 5'11")

Bedroom 1 - 3.79m plus wardrobes x 2.76m (12'5" x 9'0")

Bedroom 2 - 3.05m plus wardrobes x 2.79m (10'0" x 9'1")

Bedroom 3 - 3.01m x 1.95m (9'10" x 6'4")

Bathroom - 1.87m x 1.9m (6'1" x 6'2")

What the agent says... “,”

Designed to high standard, this is a unique three-bedroom house located on the edge of Yapton village. The property has been recently refurbished featuring Siemens kitchen, stone worktops, solid wood flooring, marble bathroom with top of the range suite, gas fired central heating via stylish radiators, double glazing, French door leading to a south facing garden and full fibre optic internet. The property is not overlooked and benefits from extended views of a green field at the back. It is currently vacant possession meaning a chain free purchase, making it a perfect family home or a great rental investment.

The accommodation comprises entrance porch, hallway, downstairs cloakroom, modern fitted kitchen with fitted dishwasher, laundry room, large L-shaped living room, conservatory, three bedrooms all with bespoke fitted wardrobes and family bathroom.

Outside there is a lawned area to the front and a low maintenance south facing rear garden.

Ford has local shops, but there is also a bus service close by linking Littlehampton and

Bognor which are an equal distance from the property. The delightful market town of Arundel is two miles away with its historic castle, cathedral and charming shops.

Material Information:

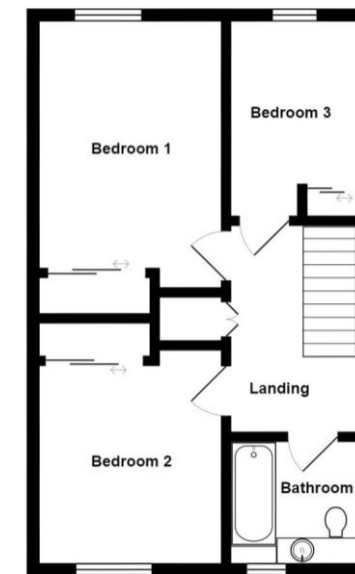
Council Tax: Arun District Council - Band C
 Property Type: Semi Detached House
 Construction Type: Standard
 Electric, Water, Drainage: Mains Supply
 Heating: Gas

On 28/09/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down.	Max Up
Standard	✓	3mbps	0.5mbps
Superfast	✓	51 mbps	9 mbps
Ultrafast	✓	1000 mbps	1000 mbps

Mobile	Indoor	Outdoor
EE	Voice / Data	Voice / Data
Three	Likely / Likely	Likely / Likely
O2	Limited / Limited	Likely / Likely
Vodafone	Likely / Limited	Likely / Likely

Parking: On Street



First Floor
 Total Area: 41.1 m² ... 442 ft²
 All measurements are approximate and for display purposes only



Ground Floor
 Total Area: 47.4 m² ... 510 ft²
 All measurements are approximate and for display purposes only
 Floorplans created by Clarkes Estates 01243 861344

