



Book a Viewing

01243 861344
Sales@ClarksEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW
<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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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.

Clarkes

Estate Agents & Lettings Agents

Asking Price
£270,000
Freehold

5 Miles Close, Ford, Arundel



Service you deserve. People you trust.

01243 861344



- 3 Bedroom Semi
- Conservatory
- Garage in compound
- Ensuite shower room
- Lounge/Diner



Accommodation

- Porch** - 1.57m x 0.68m (5'1" x 2'2")
- Entrance Hall** - 0.96m x 2.94m (3'1" x 9'7")
- Kitchen** - 2.85m x 2.78m (9'4" x 9'1")
- Downstairs WC** - 0.81m x 1.84m (2'7" x 6'0")
- Lounge Diner** - 4.87m narrowing to 3.77m x 5.22m (15'11" narrowing to 12'4" x 17'1")
- Conservatory** - 4.31m x 2.35m (14'1" x 7'8")
- Rear garden** - 6.28m x 6.18m (20'7" x 20'3")
- WC** - 0.77m x 1.58m (2'6" x 5'2")
- Bedroom 1** - 2.79m x 3.02m (9'1" x 9'10") plus built in wardrobe
- Ensuite** - 1.3m x 1.07m (4'3" x 3'6")
- Bedroom 2** - 2.79m x 4.39m (9'1" x 14'4")
- Bedroom 3 (dressing room)** - 1.94m x 3.01m (6'4" x 9'10")
Floor space is reduced by wardrobes - see floor plan and images

What the agent says... “,, Material Information:

Offered for sale with no forward chain, is this 3 bedroom semi-detached house located in Ford, close to the popular village of Yapton, approximately 0.7miles from the village centre with its convenience store and village green/hall.

The accommodation comprises porch, entrance hall, kitchen, downstairs WC, understairs storage cupboard, lounge/diner to the ground floor. To the first floor there is a master bedroom with an ensuite shower room, WC, 2 further bedrooms with bedroom 3 currently configured as a dressing room.

Internally the property is dated and would benefit from a programme of redecoration throughout to include a new kitchen and bathroom. The property is double glazed, has gas central heating and also benefits from a garage in the compound to the rear.

Externally, there is off road parking to the front, and the rear garden is approximately 6m x 6m and is surrounded by tall fences with concrete posts. A side gate leads to the garage compound from the garden.

In our opinion the property will suit those who are comfortable taking on a mid level refurbishment project. Viewings are recommended.

Council Tax: Arun District Council - Band C
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas Central Heating
Parking: Garage & On Road Parking
EPC Rating: C

On 24/04/2025: information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	3 mbps	0.4 mbps	
Superfast	✓	49 mbps	8 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

Anti Money Laundering checks at **£30 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

