







Book a Viewing

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5 Miles Close, Ford, Arundel





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Asking Price £270,000 Freehold

01243 861344



What the agent says... 44,, 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 0.7 miles 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.

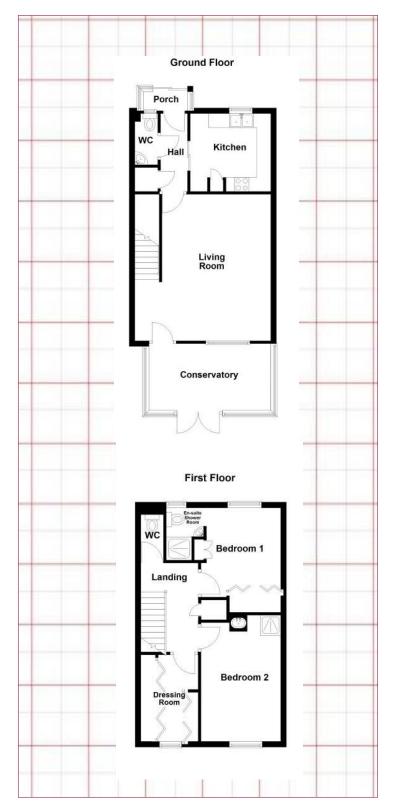
In our opinion the property will suit those who are comfortable taking on a mid level refurbishment project. Viewings are recommended. Council Tax: Arun District Council - Band C Property Type: Purpose Built Property Construction: Standard Electricity, Water, Drainage Supply: Mains Heating: Gas Central 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	\checkmark	3 mbps	0.4 mbps	
Superfast	\checkmark	49 mbps	8 mbps	
Ultrafast	\checkmark	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.

- 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

