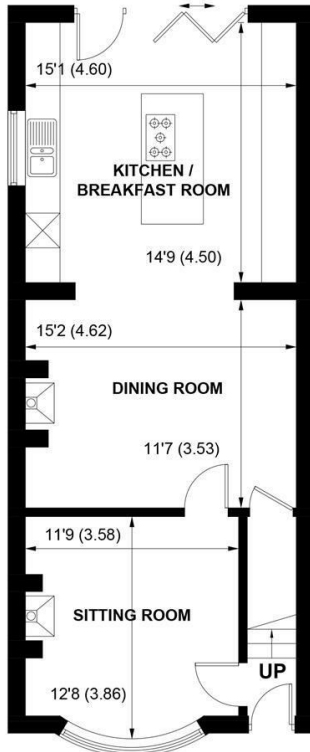


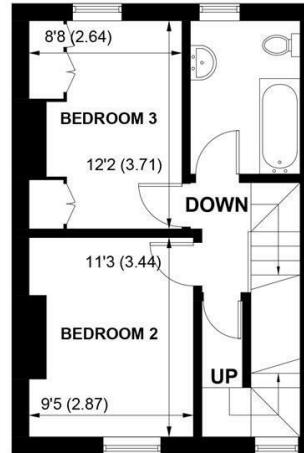


1 CALIFORNIA TERRACE FORD ROAD, ARUNDEL, WEST SUSSEX, BN18 9DX

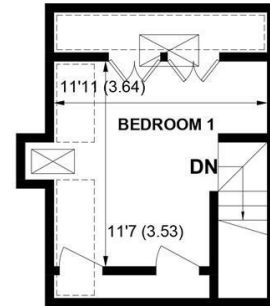


**GROUND FLOOR**

 = REDUCED HEADROOM BELOW 1.5M / 5'0



**FIRST FLOOR**



**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1185 SQ FT / 110.1 SQ M**

**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©  
Produced for Sims Williams

# OIEO £450,000 Freehold

1 CALIFORNIA TERRACE, FORD  
ROAD,  
ARUNDEL,

- End of Terrace Victorian House
- Sitting Room with Bay Window
- Dining with Wood Burner
- Large Kitchen/Breakfast Room
- Three Double Bedrooms
- Fitted Bathroom
- Long Southerly Garden
- Home Office/Studio
- Driveway Parking

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = C

An end of terrace Victorian house which has been extended by the current owner offering spacious accommodation arranged over three floors and benefiting from a long South facing garden and ample off-road parking.

Situated on the edge of Arundel within easy access to the amenities of the town including shops, restaurants and leisure facilities. There are good road links via the A27 & A29 and Arundel mainline train station is under a mile away.

The ground floor accommodation comprises a cosy sitting room featuring a log burner and bay window.

The dining room enjoys a further wood burner and wooden flooring and opens into the impressive newly fitted kitchen/breakfast room which has been fitted with a range of modern units with integrated ovens & dishwasher, and space for further appliances. There's a central island with a breakfast bar and bifold doors opening to the gardens.

On the first floor are two double bedrooms with feature fireplaces a good sized family bathroom which is fitted with a white suite.

The second floor provides a further dual-aspect double bedroom with built-in storage and views across Arundel.

Outside, the South facing garden is of generous size and is mainly laid to lawn with mature trees, a shed and substantial home office/studio with light power and phone lines so would make an ideal place to work from home. To the side of the property is a driveway providing ample off-road parking.

## Directions

From the roundabout on the A27 & A284, proceed south along Ford Road and the property will be found on the left hand side.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

