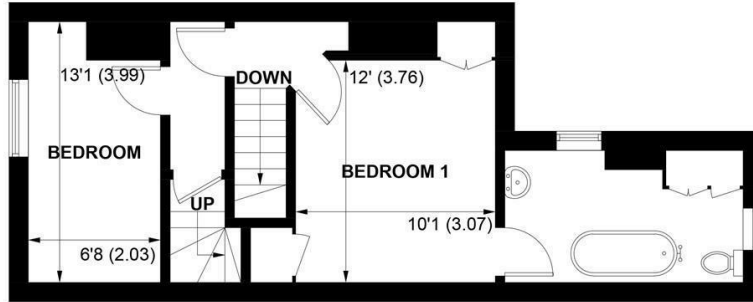


SW

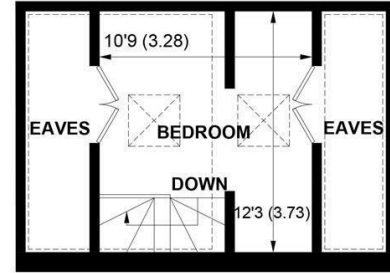
Sims Williams



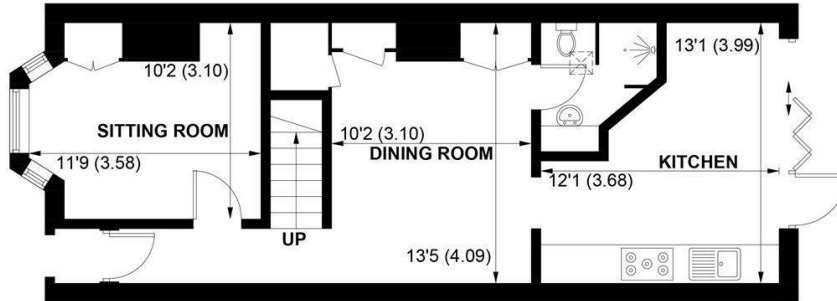
28 KIRDFORD ROAD, ARUNDEL, WEST SUSSEX, BN18 9EE



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

 = REDUCED HEADROOM BELOW 1.5M / 5'0

**APPROXIMATE GROSS INTERNAL AREA = 1024 SQ FT / 95.1 SQ M
(EXCLUDING EAVES)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£425,000 Freehold

28, KIRDFORD ROAD,

ARUNDEL,

WEST SUSSEX, BN18 9EE

- Charming Terraced House
- Well Presented Throughout
- Sitting Room with Feature fireplace
- Fitted Kitchen/Breakfast Room
- Master Bedroom & Ensuite
- Two Further Bedrooms
- Long Mature Garden
- Terraced Area
- No Onward Chain

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = C

A charming terraced house offering bright & spacious accommodation with 3 bedrooms, one ensuite & family bathroom with a long secluded rear garden.

Situated in Arundel and being in a convenient location within easy reach of the facilities in Arundel including schools, shops and Arundel mainline station.

The ground floor accommodation comprises an entrance hall leading into the dining room with downstairs shower room which has been fitted with a shower, wash basin & WC. The sitting room benefits from large bay windows and feature fireplace.

On the first floor there is the spacious master bedroom with fitted wardrobes and ensuite bathroom. There are two further bedrooms one single bedroom on the first floor and a double bedroom on the second floor.

Outside is a long mature rear garden, with decked terrace that has plenty of space for table and chairs. The property is offered with no onward chain.

Directions

From the roundabout on the A27 and A284, proceed South along Ford Road and take the second turning right into Kirdford Road. The property will be found on the right hand side.

Disclaimer

As the sellers 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

