

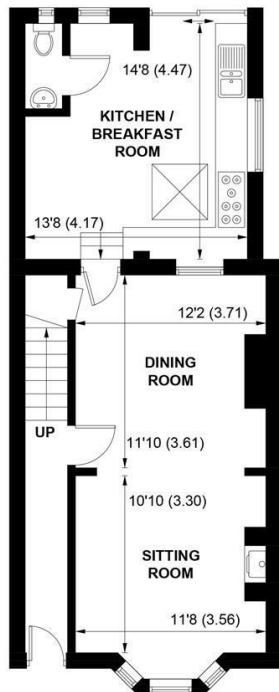
Sw

Sims Williams

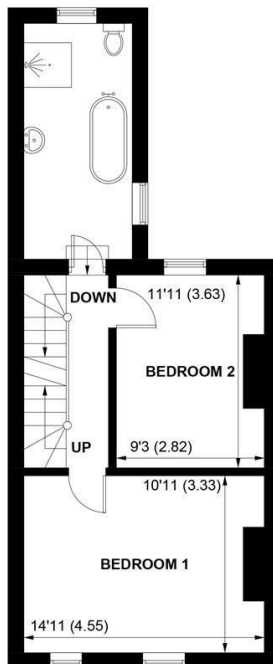


23, FORD ROAD, ARUNDEL, WEST SUSSEX, BN18 9DX





GROUND FLOOR



FIRST FLOOR

 = REDUCED HEAD HEIGHT BELOW 1.5M



SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1316 SQ FT / 122.3 SQ M
(INCLUDING EAVES)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

£460,000 Freehold

23, FORD ROAD,
ARUNDEL,
WEST SUSSEX, BN18 9DX

- Mid-Terrace Victorian Home
- Located on the Outskirts of Arundel
- Sitting Room with Log Burner
- Character Features Throughout
- Modern Kitchen/Breakfast Room
- Principal Bedroom with Ensuite Shower Room
- Two Further Double Bedrooms
- South Facing Rear Garden
- End of Chain

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

A beautifully presented Victorian mid-terrace home offering a blend of period character and modern convenience, which is located on the outskirts of Arundel enjoying easy access to local schools, shops, restaurants, and public transport links.

On arrival you are welcomed into the entrance hall with space for coats and shoes which leads through to the open-plan sitting room with a feature log burner and bay window, flowing seamlessly into the dining area with gas fireplace. To the rear, the extended kitchen provides ample space for appliances with a free standing multi fuel Range Cooker and enjoys direct access via sliding patio doors to the south-facing garden and ground floor cloakroom.

To the first floor you can find two well proportioned double bedrooms and a fully fitted family bathroom. On the second floor the principal bedroom can be found with ensuite shower room, fitted wardrobe and access to eaves storage.

Outside is a well landscaped south facing garden with terrace and garden storage shed. The property is offered with no onward chain.

Directions

From the roundabout on the A27 and A284, proceed South down Ford Road. After a short while, the properties will be found on the left 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.



