

19 Sproule Close, Ford, Arundel, West Sussex, BN18 0NX

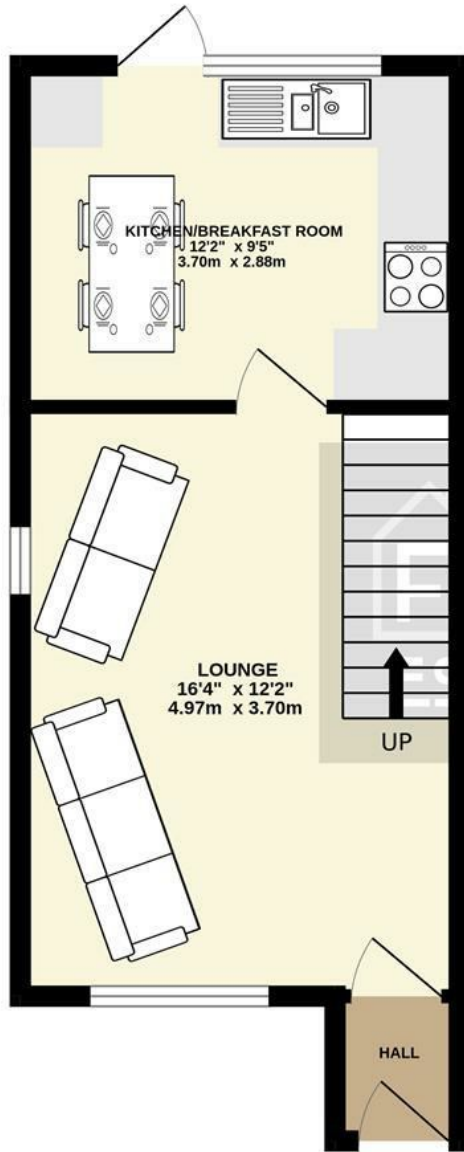
£262,500

Freehold

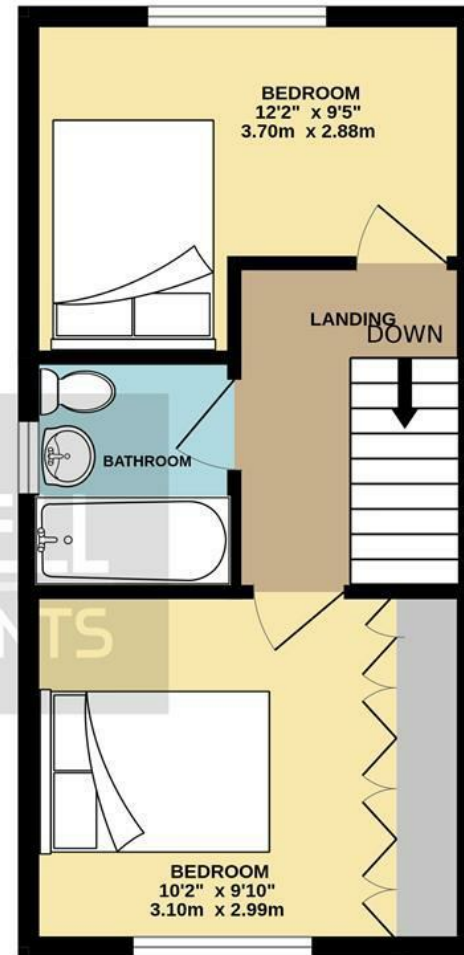
**FARNDELL**  
ESTATE AGENTS



GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



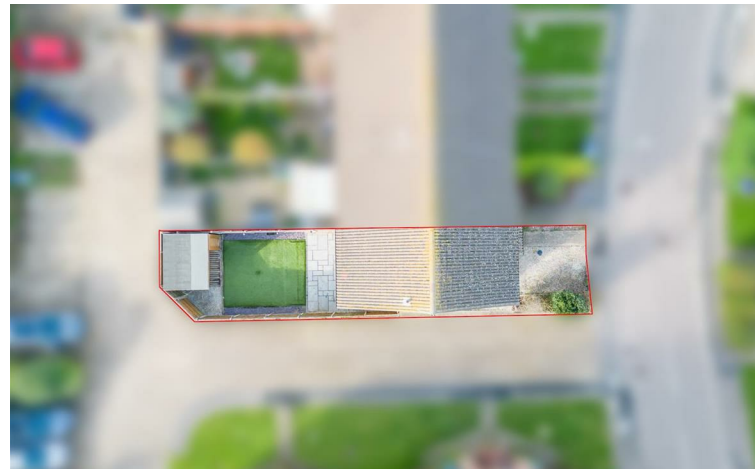
- End-of-Terrace House
- Large Lounge
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Family Bathroom
- Front and Rear Gardens
- uPVC Double Glazing and Gas Central Heating
- No Forward Chain
- 2 Allocated Parking Spaces



The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND B**

**LOCAL AUTHORITY**  
Arun District Council, Arun Civic Centre,  
Maltravers Road, Littlehampton,  
West Sussex, BN17 5LF  
Tel: 01903 737500







# FARDELL

## ESTATE AGENTS

79 Aldwick Road  
Bognor Regis  
West Sussex  
PO21 2NW  
01243 869991  
sales@fardells.com  
<http://www.fardells.com>

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band B