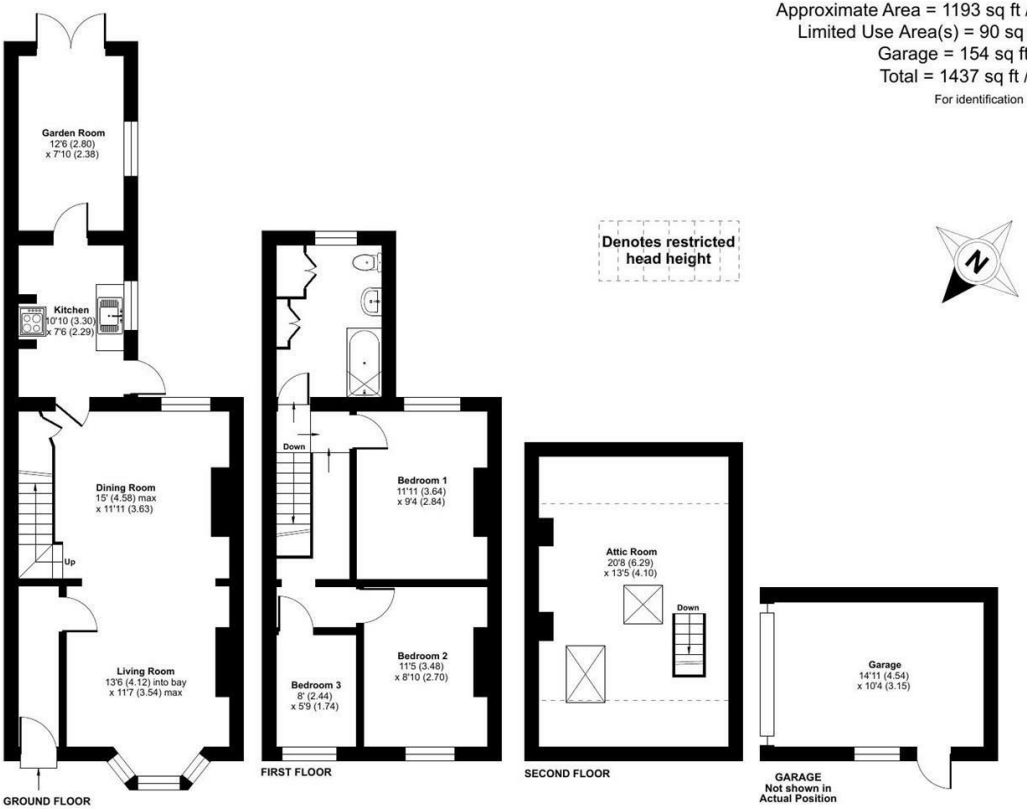


Sims Williams

51 FORD ROAD, ARUNDEL, WEST SUSSEX, BN18 9EB

Approximate Area = 1193 sq ft / 110.8 sq m
Limited Use Area(s) = 90 sq ft / 8.3 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1437 sq ft / 133.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sims Williams. REF: 1514092

Sims Williams

ARUNDEL OFFICE

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£390,000 Freehold

51, FORD ROAD,
ARUNDEL,
WEST SUSSEX, BN18 9EB

- Victorian End of Terrace House
- Private Mature Garden
- Living Room with Log Burner & Sash Window
- Fitted Kitchen/Breakfast Room
- Two Double Bedrooms
- Further Single Bedroom & Family Bathroom
- Potential for Loft Conversion STPP
- Private Garage

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

A charming end-of-terrace period home, well positioned in a particularly convenient setting and retaining a wealth of character and period features. The property benefits from a south-facing garden, garage and direct access to attractive riverside walks and the surrounding countryside.

A pretty front garden leads to the entrance hall and into a spacious open-plan sitting and dining room, centred around a wood-burning stove. To the rear, the galley kitchen has a useful side entrance and leads through to a garden room, with French doors opening onto the south-facing garden beyond.

The first floor provides two well-proportioned double bedrooms, together with a further single bedroom or study and a family bathroom with excellent built-in storage. A useful loft room provides additional versatile space and offers scope for further conversion, subject to the necessary planning and building consents.

The enclosed south-facing garden with mature planting and terrace with space for table and chairs. The property is particularly well placed for enjoying the surrounding countryside, with riverside walks accessible directly from the property, whilst the historic centre of Arundel is within easy reach.

Directions

From the roundabout on the A27 and A284, proceed South down Ford Road. After a short while, 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.

AML & ID Compliance Checks

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract