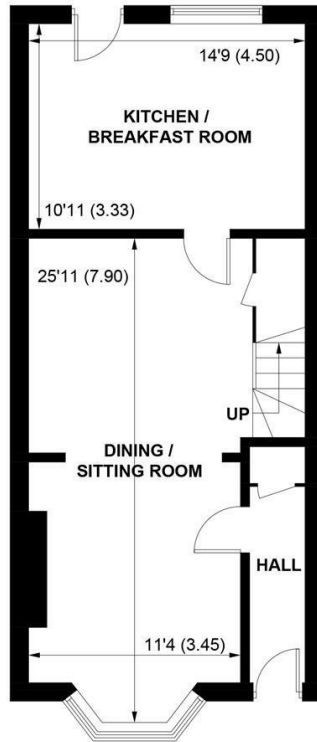


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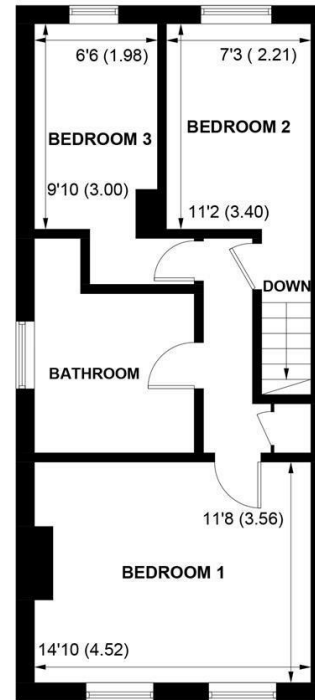
Sims Williams



42 FORD ROAD, ARUNDEL, WEST SUSSEX, BN18 9EQ



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1055 SQ FT / 98 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
Produced for Sims Williams

£1,695 PCM

42, FORD ROAD,
ARUNDEL,
WEST SUSSEX, BN18 9EQ

- Three Bedroom End Of Terrace House
- Beautifully Renovated Throughout (2026)
- Brand New Contemporary Kitchen
- Large Modern Family Bathroom
- Spacious Sitting/Dining Room
- Private Rear Garden
- Walking Distance To Arundel Town Centre
- On Street Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

This beautifully presented three bedroom family home has been extensively renovated throughout and offers bright, spacious accommodation finished to a high standard.

The property opens into a generous dual aspect sitting/dining room, creating a wonderful living and entertaining space with a feature log burner and attractive fitted shelving. To the rear, the newly fitted contemporary kitchen provides an excellent range of wall and base units with wood effect work surfaces, an integrated fridge/freezer (provided on a goodwill basis), space and plumbing for a dishwasher and access to the rear garden.

Upstairs are three well-proportioned bedrooms together with an impressive family bathroom featuring a modern white suite with shower over the bath. There is also a useful utility recess providing space and plumbing for both a washing machine and tumble dryer, allowing the appliances to be stacked if preferred.

Outside, the enclosed rear garden offers a generous outdoor space with a patio seating area, pathway and lawn. A garden gate provides direct access onto a public footpath running alongside the property, offering convenient pedestrian access. A garden shed is due to be installed (August 2026).

Further benefits include gas fired central heating, double glazing, brand new carpets, fresh decoration throughout and a neutral contemporary finish ready for immediate occupation.

Situated opposite the Fire Station and within easy walking distance of the historic Arundel town centre, the property enjoys easy access to a superb range of independent shops, cafés, restaurants, schools and the mainline railway station. Please note there is no allocated parking, however on street parking is available.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

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

