

Johnson Way, Ford, Arundel, BN18 0TS

Asking price £250,000

EPC Rating: C Council Tax Band: B



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A well-presented two-bedroom home in Ford offering a comfortable lounge, a separate kitchen/diner, a generous main bedroom and a rear garden. With characterful interiors, an entrance porch and approximately 689 sq ft of accommodation, this is an appealing choice for first-time buyers and downsizers.

Picture a cosy evening on the sofa, a leisurely breakfast beside the window and a morning coffee out in the garden. This inviting two-bedroom home in Ford offers a welcoming setting for those everyday moments, combining characterful interiors with comfortable spaces to relax, entertain and make your own.

An entrance porch provides a handy place to slip off your shoes before stepping into the lounge. Here, rich green tones, decorative wall panelling and wood-effect flooring create a warm, homely atmosphere, while the generous window brings in natural light. There is space to settle down for a favourite film or catch up with friends, with a spot beside the window for a small dining table — ideal for weekend breakfasts or dinner for two.

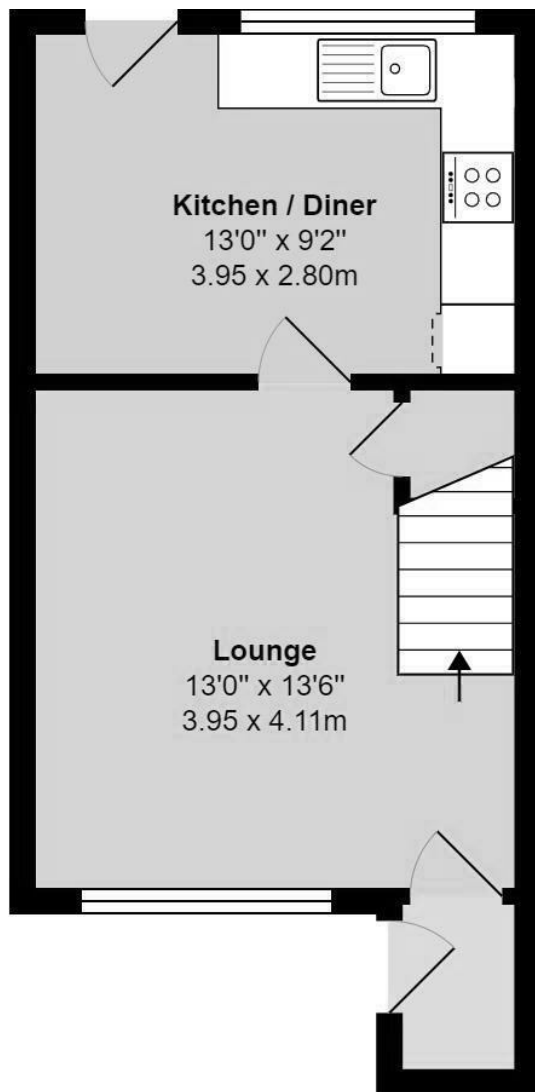
At the rear, the separate kitchen/diner has an appealing country-style feel. Wood-fronted cabinetry, muted green tiles and patterned flooring give the room plenty of personality, making it somewhere to enjoy preparing a meal rather than simply somewhere to cook. The sink overlooks the garden, and a door directly outside makes it easy to take your coffee into the fresh air or carry lunch outdoors on a warm afternoon.

Upstairs, the generous principal bedroom offers a comfortable retreat away from the main living spaces, with room for a double bed and accompanying furniture. The second bedroom gives you flexibility as life changes: a child's room, somewhere for an overnight guest or a dedicated workspace where you can close the door at the end of the working day. A bathroom with a bath and useful storage off the landing complete the first floor.

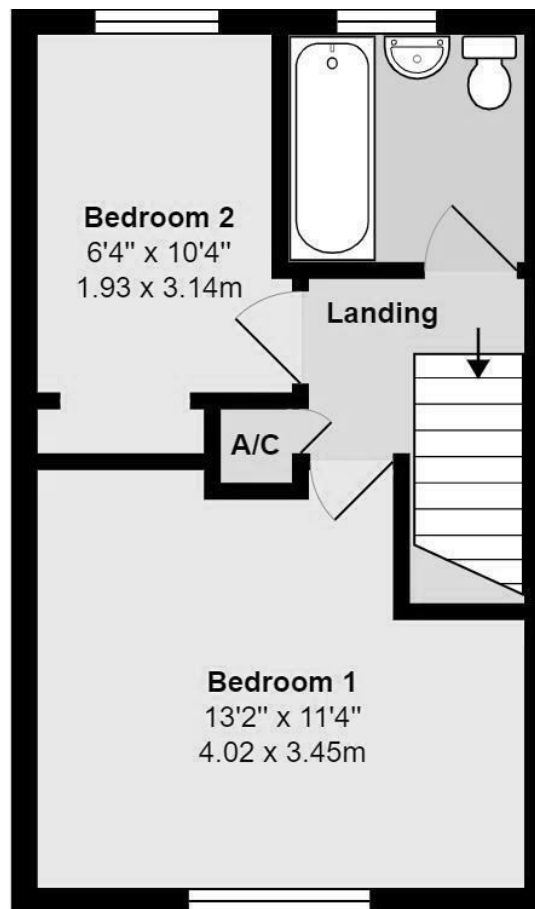
The rear garden brings another dimension to life here. Whether your preference is tending a collection of pots, creating a little seating area or simply having somewhere to enjoy a few moments outdoors, it offers space to put your own stamp on.

With approximately 689 sq ft of accommodation arranged over two floors, this is a home with warmth, personality and a practical layout — an appealing setting for a first purchase, a fresh start or a move to somewhere more manageable.





Ground Floor



First Floor

Total Area: 689 ft² ... 64.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC