

SW

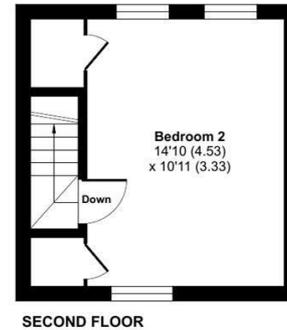
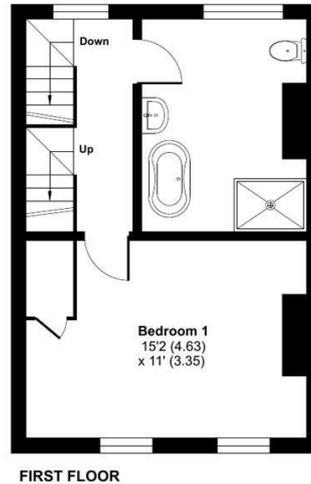
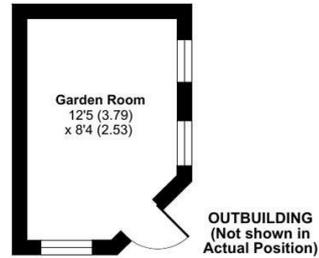
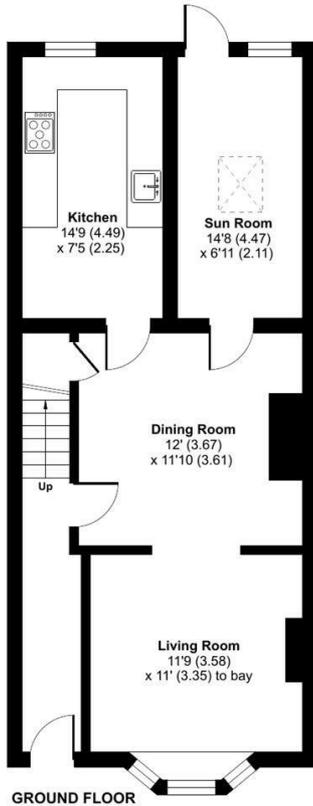
Sims Williams



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



Approximate Area = 1181 sq ft / 109.7 sq m  
Outbuilding = 97 sq ft / 9 sq m  
Total = 1278 sq ft / 118.7 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). © nrichcom 2025. Produced for Sims Williams. REF: 1300903



**ARUNDEL OFFICE**

8a High Street  
Arundel  
BN18 9AB

Tel 01903 885678  
arundelsales@simswilliams.co.uk  
simswilliams.co.uk

# £400,000 Freehold

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

- Victorian Terraced House
- Character Features Throughout
- Sitting Room with Log Burner
- Separate Dining Room
- Bespoke Fitted Kitchen
- Two Double Bedrooms
- Modern Family Bathroom
- Garden Studio/Office
- South Facing Mature Garden

## EPC RATING

Current = E  
Potential = C

## COUNCIL TAX BAND

Band = C

A beautifully presented Victorian terrace home offering bright, characterful living spaces, two generous double bedrooms, and a stunning south-facing garden. Situated on the outskirts of Arundel, this charming property enjoys easy access to local schools, shops, restaurants, and public transport links.

The ground floor features a spacious open-plan living and dining area brimming with period charm, including a bay window, wooden flooring, and a fireplace with a cosy log burner.

The bespoke kitchen is well-appointed with a range of base and eye-level units, integrated appliances such as a fridge/freezer and gas hob, and space for additional white goods. Just off the kitchen, a delightful garden room with a skylight offers direct access to the garden.

Upstairs, the first floor hosts a large double bedroom with built-in wardrobes, alongside a stylish family bathroom complete with a walk-in shower, freestanding bathtub, hand basin, and WC.

The second floor offers a bright, dual-aspect double bedroom featuring Velux windows and fitted wardrobes.

To the rear, the beautifully maintained south-facing garden is mainly laid to lawn, with raised terraces and a superb garden studio/office — ideal for working from home or creative pursuits.

## 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.



