



OVER 60?

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for up to **59% less!**

Guide Price

£400,000

Freehold

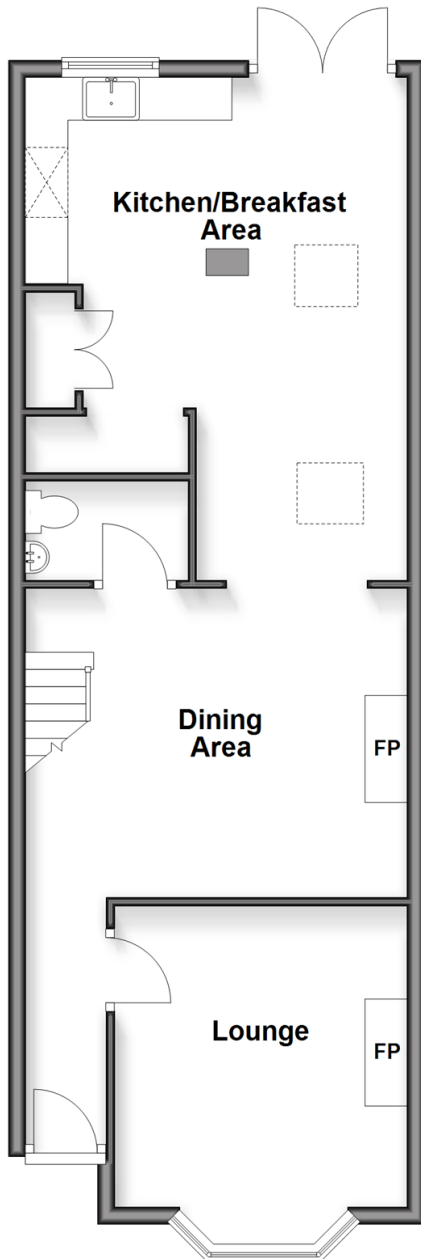
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**Ford Road, Arundel,
West Sussex, BN18**

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Helping you move forwards

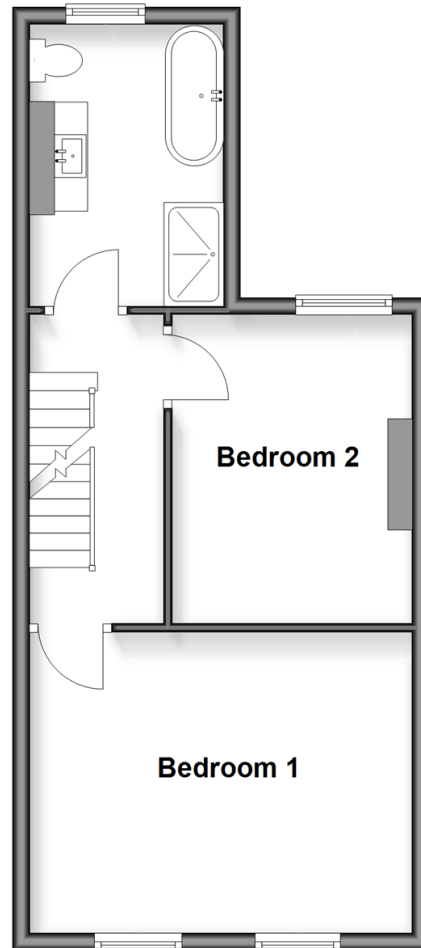
Ground Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



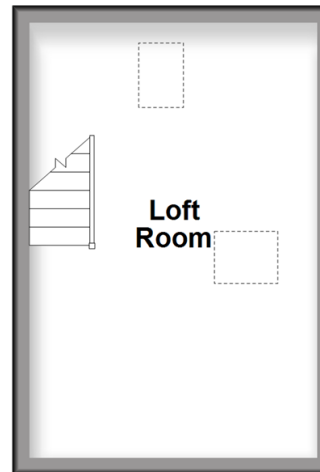
First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Second Floor

Approx. 17.1 sq. metres (184.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 13'6 into bay x 11'2 (4.12m x 3.41m)

Dining Area: 14'7 x 11'10 (4.45m x 3.61m)

Kitchen/ Breakfast Area: 19'8 maximum x 14'7 (6.00m x 4.45m)

Shower Room : 6'2 x 4'0 (1.88m x 1.22m)

FIRST FLOOR

Landing

Bedroom 1: 12'6 x 11'8 (3.81m x 3.56m)

Bedroom 2: 11'10 x 9'2 (3.61m x 2.80m)

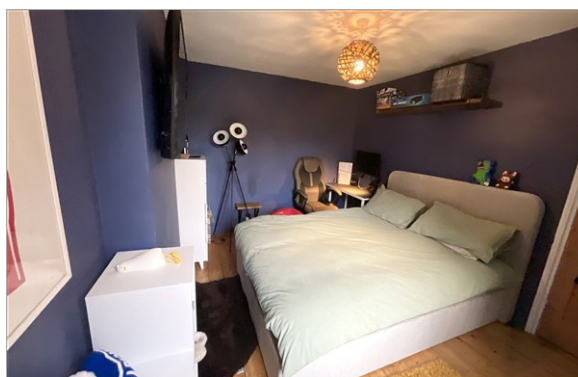
Bathroom : 10'11 x 7'9 (3.33m x 2.36m)

SECOND FLOOR

Loft Room/ Cinema Room

OUTSIDE

Front and Rear Gardens



Main features

- Beautifully extended Victorian home combining period charm with modern luxury
- Open plan kitchen/ diner with garden view
- New boiler installed 2026
- Well proportioned bedrooms with spacious loft room used as home cinema
- Private rear garden offering a peaceful outdoor space ideal for entertaining



Nearest Schools

Primary Schools: Arundel CofE Primary 0.8 miles, St Philip's Catholic Primary, Arundel 1.0 miles

Secondary Schools: St. Philip Howard Catholic High School 6.4 miles, Bishop Luffa CofE High School 11.8



Transport Information

Train Stations: Arundel 1.3 miles, Ford 1.6 miles, Angmering 4.0 miles



Address

Ford Road, Arundel, West Sussex, BN18



Directions

For directions to this property please contact us.



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■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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