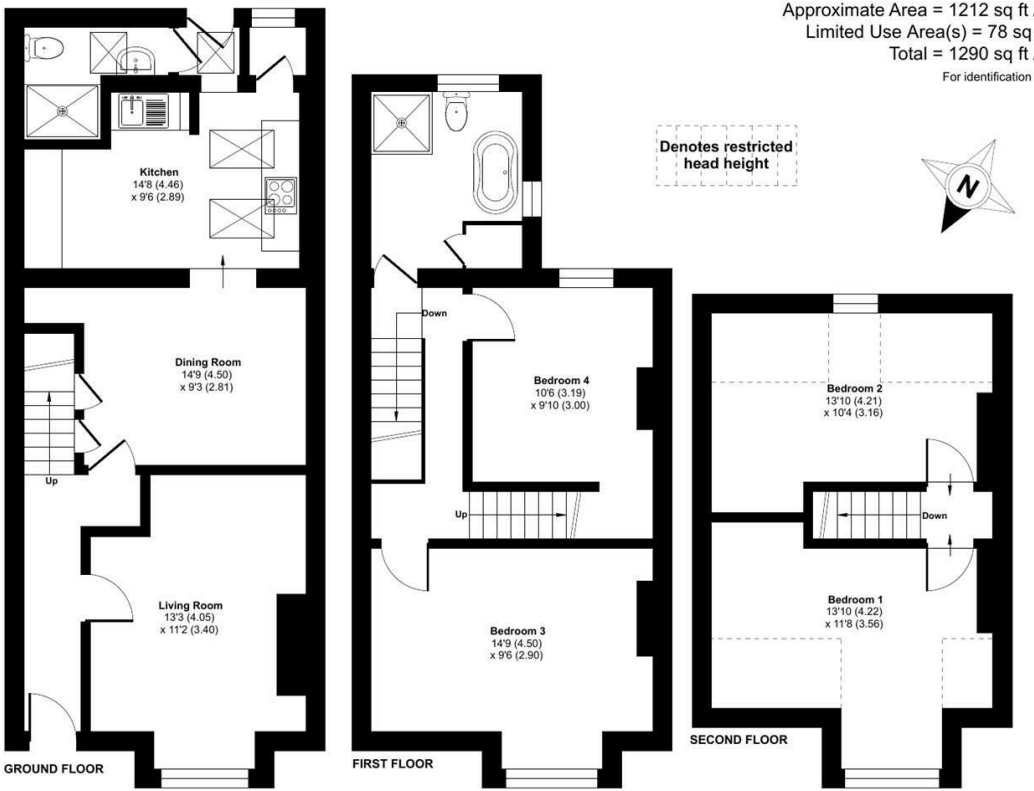
67, FORD ROAD, ARUNDEL, WEST SUSSEX, BN18 9EB

Approximate Area = 1212 sq ft / 112.5 sq m
Limited Use Area(s) = 78 sq ft / 7.2 sq m
Total = 1290 sq ft / 119.7 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). © nichecom 2026. Produced for Sims Williams. REF: 1436887

Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

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

£400,000 Freehold

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

- Victorian Terraced House
- Well Presented Throughout
- Sitting Room with Open Fireplace
- Character Features Throughout
- Open Plan Kitchen/Breakfast Room
- Four Bedrooms
- Fitted Family Bathroom
- Mature South Facing Garden

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

An excellent opportunity to purchase a well-presented Victorian terraced home, offering spacious and versatile accommodation, thoughtfully combining period character with modern convenience. Ideally located on the outskirts of Arundel, the property benefits from easy access to local schools, shops, restaurants and public transport links.

On entering the property, you are welcomed into an entrance hall with space for coats and shoes, leading through to a comfortable sitting room featuring an open fireplace. The kitchen/breakfast room is fitted with a range of base and eye-level units, providing ample storage and space for appliances, this flows into the dining room, creating an ideal space for both everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms, along with a modern fitted family bathroom. The second floor offers two further bedrooms, providing flexible accommodation.

Externally, the property boasts a long south-facing rear garden backing onto open fields, offering a delightful outdoor space. The garden includes a bar and seating area, making it particularly well-suited for entertaining.

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.

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