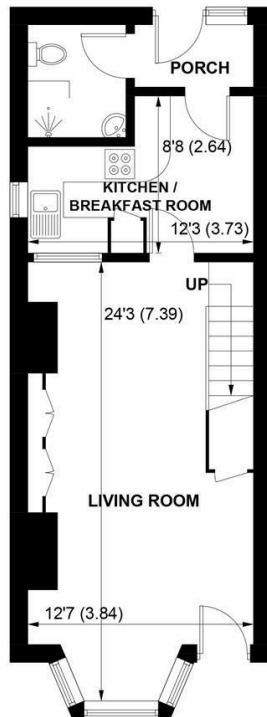
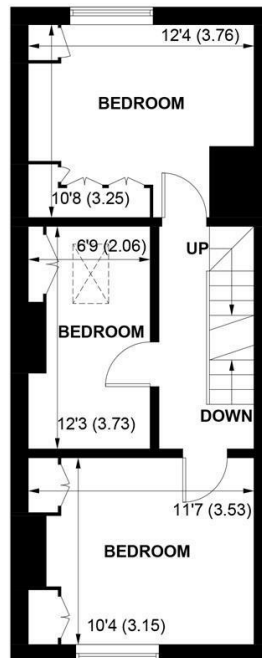




14 KIRDFORD ROAD, ARUNDEL, WEST SUSSEX, BN18 9EE

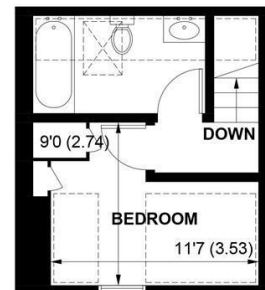


GROUND FLOOR



FIRST FLOOR

 = Reduced headroom below 1.5m / 5'0



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1060 SQ FT / 98.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

£1,695 PCM

14, KIRDFORD ROAD,
ARUNDEL,
WEST SUSSEX, BN18 9EE

- Four bedroom family home
- Accommodation arranged over three floors
- Generous open plan living/dining room
- Separate kitchen/breakfast room
- Ground floor shower room & family bathroom
- Beautiful mature rear garden
- Convenient for local schools and amenities
- Available unfurnished
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

A charming and deceptively spacious four bedroom family home, offering approximately 1,060 sq ft of accommodation arranged over three floors and complemented by a beautiful mature rear garden.

The ground floor offers a particularly generous open plan living and dining room, with a bay window to the front providing plenty of natural light and ample space for both relaxing and dining. To the rear is a separate kitchen/breakfast room with a range of fitted units, wooden work surfaces and breakfast bar seating, with access through to a useful rear porch and ground floor shower room.

The first floor provides three bedrooms, including two generous double rooms, whilst the second floor is home to a further bedroom and family bathroom.

Outside, the property benefits from a pretty front garden, whilst the established rear garden is a real feature of the home. Beautifully planted with a variety of mature shrubs and flowers, there are paved seating areas ideal for outdoor dining and entertaining together with a garden shed providing useful storage.

The property has been lovingly maintained as a family home and has recently benefited from replacement carpets to two of the bedrooms and new flooring to the top floor bathroom. Further works to the rear garden boundary, including a new fence, are also being completed prior to occupation.

Ideally suited to a family looking for a characterful home with flexible accommodation and excellent outside space.

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

