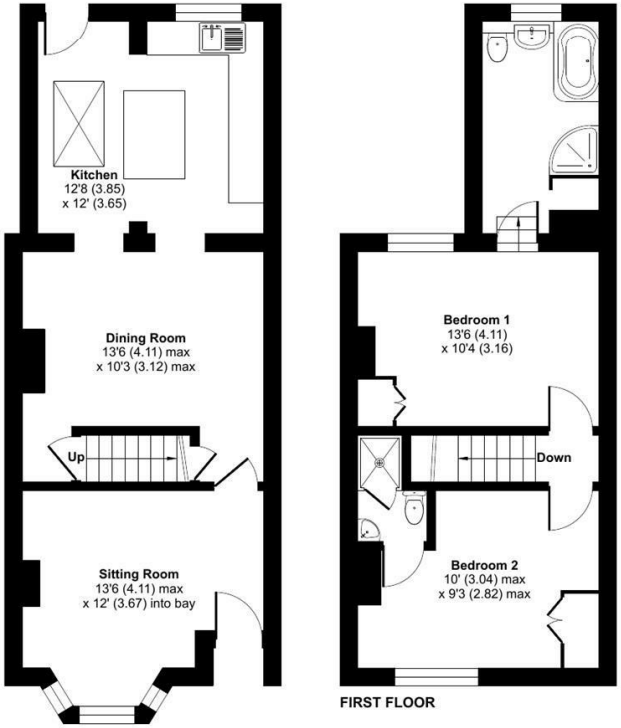
Sims Williams

20, KIRDFORD ROAD, ARUNDEL, BN18 9EE

Approximate Area = 879 sq ft / 81.6 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: 1396449

Sims Williams

ARUNDEL OFFICE

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£420,000 Freehold

20, KIRDFORD ROAD,
ARUNDEL,
, BN18 9EE

- Victorian Mid Terrace Home
- Well Presented Throughout
- Sitting Room with Log Burner
- Open Plan Modern Kitchen
- Two Double Bedrooms both with Ensuite
- Views to Arundel Town & Cathedral
- Short Walk to Arundel Town Centre
- New Roof & Double Glazing Throughout
- Pretty Private Garden

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

A charming Victorian terraced house, ideally positioned in a sought-after location on the outskirts of Arundel, within easy reach of local amenities including schools, shops, restaurants and pubs. Arundel mainline train station is also within comfortable walking distance.

The ground floor offers light and well-proportioned accommodation with engineered oak wood flooring throughout, comprising a bright sitting room featuring a fitted log burner, creating a warm and inviting focal point. From here, the property flows through to a separate dining room, benefiting from an under-stairs storage cupboard and staircase rising to the first floor.

The kitchen/breakfast room is fitted with a range of modern eye- and base-level units, with integrated oven and hob and space for additional appliances. A breakfast bar provides further seating and storage, making this a practical and sociable space.

To the first floor are two generous double bedrooms, both with fitted wardrobes and en-suite facilities. The principal bedroom enjoys a well-appointed en-suite bathroom with bath, separate shower, WC and hand wash basin, while the second bedroom benefits from an en-suite shower room with walk-in shower, WC and hand wash basin.

Outside, the property boasts a long, private rear garden, mainly laid to lawn and complemented by a raised terrace, decking area and summer house. Rear access is provided via a twitten, adding further convenience.

Directions

From the roundabout on the A27 and A284, proceed South down Ford Road taking the first right into Kirdford Road. The property will be found on the right 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.

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