



Sims Williams



15 FORD ROAD, ARUNDEL, BN18 9DX



APPROXIMATE GROSS INTERNAL AREA = 827 SQ FT / 76.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

ARUNDEL OFFICE

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£390,000 Freehold

15, FORD ROAD, ARUNDEL, BN18 9DX

- Victorian Terraced House
- Two Double Bedrooms
- Lounge/Dining Room
- Ground Floor Cloakroom
- Galley Kitchen
- Generous South Facing Rear Garden
- Backing onto Fields
- Scope for Extension and Loft Conversion STP
- NO ONWARD CHAIN

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

A spacious Victorian Terraced house, located just on the outskirts of Arundel and still within walking distance to the town centre. Benefitting views onto fields, good sized garden and there is no onward chain.

The accommodation comprises, excellent sized lounge/dining room with exposed brick fireplace and large under stairs cupboard, galley kitchen with a range of cream shaker style wall and base units, integrated fridge/freezer, dishwasher, washing machine, oven and a 5 ring gas hob. There is a ground floor cloakroom and a door off the kitchen leading to the garden.

On the first floor there are 2 double bedrooms, a spacious bathroom suite, with WC, his and hers sinks, bath and shower over.

At the rear of the house there is a courtyard with access to a good sized rear garden, being enclosed by mature trees and shrubs. At the end of the garden there is a decked seating area providing wonderful views over neighbouring fields.

Directions.

From our office in Arundel proceed up the hill and turn left into Maltravers Street. At the end of Maltravers Street, take the second exit at the roundabout into Ford Road and number 15 can be found on the left hand side.

Disclaimer.

As the seller's 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

