

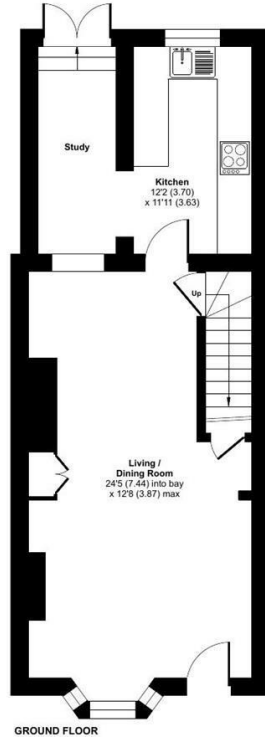


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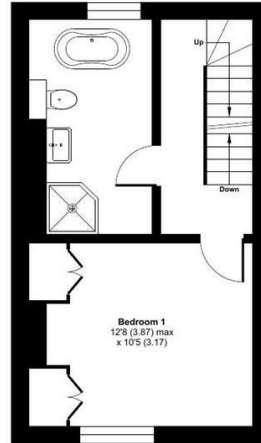
Sims Williams

THE GARDEN HOUSE, 10, KIRDFORD ROAD, ARUNDEL, SUSSEX, BN18 9EF

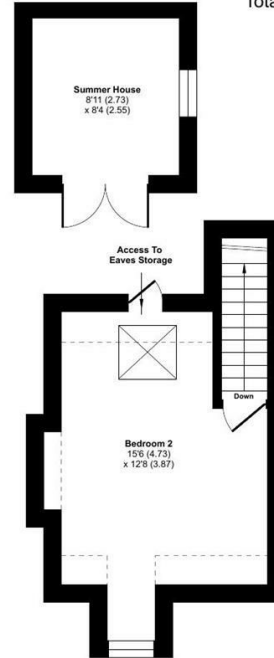




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted
head height

Approximate Area = 919 sq ft / 85.3 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1029 sq ft / 95.4 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: 1502564



ARUNDEL OFFICE

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£425,000 Freehold

THE GARDEN HOUSE, 10, KIRDFORD ROAD,
ARUNDEL
SUSSEX, BN18 9EF

- Charming Victorian Terraced House
- 24' Living/Dining Room
- Original Open Fireplace
- Modern Fitted Kitchen
- Two Double Bedrooms
- Large Family Bathroom
- Mature Private Rear Garden
- Fabulous Views Towards Arundel Cathedral

EPC RATING

Current = D
Potential = D

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 property is arranged over three floors and opens into a particularly impressive 24ft living/dining room, featuring an original open fireplace, attractive bay window and useful built-in storage cupboards. The superb modern kitchen is fitted with a range of white base and eye level cabinetry, wooden work surfaces and integrated appliances. A separate seating area for dining or study space, with double doors opening directly onto the rear garden.

On the first floor is a generous double bedroom with fitted wardrobes, together with a stylish modern family bathroom, comprising a roll-top bath, separate shower cubicle, washbasin and WC. The top floor provides a further exceptionally spacious double

bedroom, with useful eaves storage and views towards Arundel Cathedral.

Outside, the property benefits from a private long rear garden. The garden is partly laid to lawn, has different seating areas and leads to an insulated summer house at the end of the garden, complemented by mature planting.

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.

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.

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



