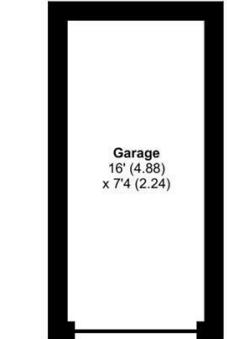
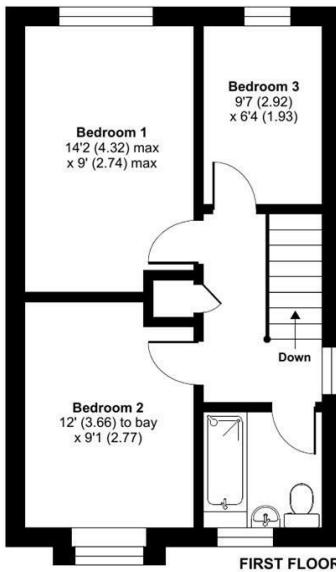
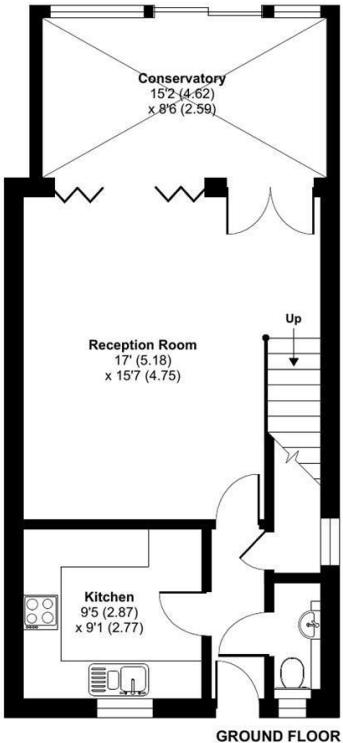




Sims Williams



12 MUSTANG CLOSE, FORD, WEST SUSSEX, BN18 0TF



Approximate Area = 991 sq ft / 92.1 sq m  
 Garage = 117 sq ft / 10.8 sq m  
 Total = 1108 sq ft / 102.9 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). © nchecom 2024.  
 Produced for Sims Williams. REF: 1207908



**WALBERTON OFFICE**

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 BN18 0PR

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# £275,000 Freehold

12, MUSTANG CLOSE,  
FORD,  
WEST SUSSEX, BN18 0TF

- End of Terrace Family Home
- Popular Location
- Cul De Sac
- Downstairs Cloakroom
- Lounge/ Diner
- 3 Bedrooms
- Low Maintenance Rear Garden
- Off Road Parking
- Garage in Compound

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = C

This well presented end of terrace house is situated in a quiet cul de sac in the popular village of Ford, being accessible to schools, shops and public transport.

The bright and spacious accommodation briefly comprises entrance hall, downstairs cloakroom, kitchen, a generous sized lounge/diner with bi-fold doors to conservatory. The bright conservatory leads onto the garden.

The kitchen has been fitted with modern shaker style units and worktop, 4 ring gas hob with extractor over and an electric oven. There is also space for further appliances including fridge/freezer and washing machine.

Upstairs there are two double bedrooms and a single bedroom. The family bathroom consists of a modern fitted suite comprising bath with shower over, vanity wash basin and WC.

Outside, the low maintenance rear garden provides an area of patio which steps up to a further hard landscaped area with borders. Gate access to the rear.

The front garden is mostly lawn with flower and shrub borders with a side access gate. The garage is in a nearby compound and there is also off road parking on a first come, first serve basis.

## 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.

## Directions

From the shops at Main Road, Yapton proceed along Burnell Road towards Climping. Take the 4th turning on the left into Rollaston Park, first left into Johnson Way and forth left into Mustang Close.

