



**Price**  
**£446,500**

**Freehold**

3x  2x  2x 

**Ford Road, Ford,  
Arundel, West Sussex  
BN18**

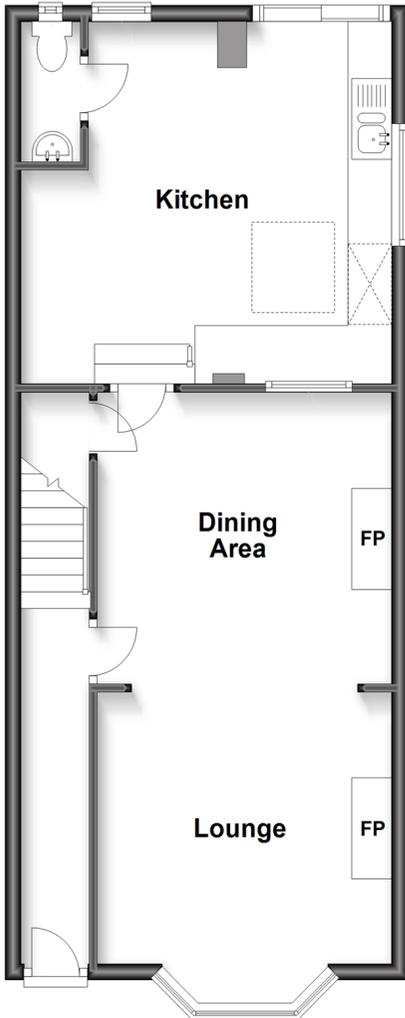
**OVER 60?**

Secure this property  
for up to **59% less!**

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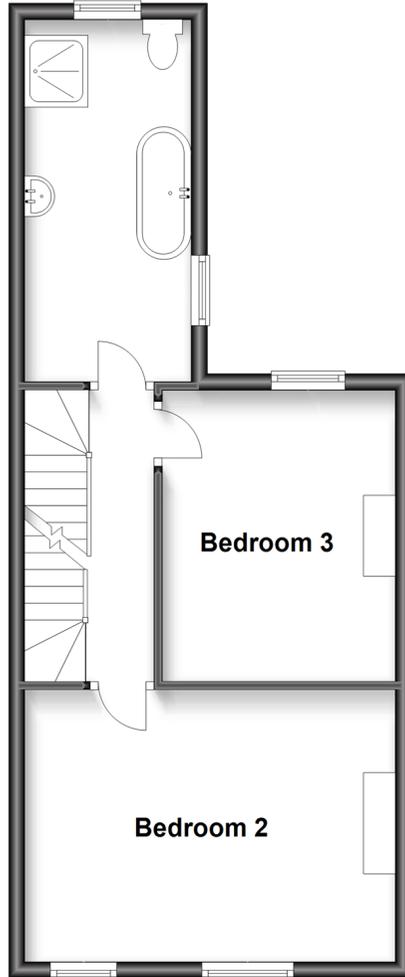
### Split Level Ground Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



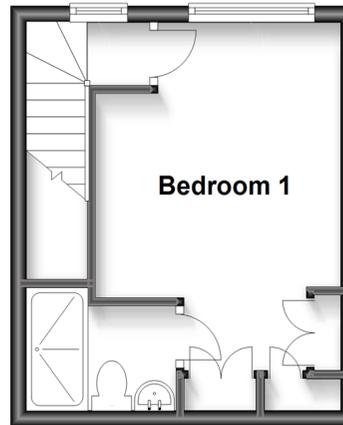
### First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



### Second Floor

Approx. 19.0 sq. metres (204.2 sq. feet)



## Accommodation

### SPLIT-LEVEL GROUND FLOOR

Entrance Hall

Lounge: 11'8 into bay x 10'10 into recess (3.56m x 3.30m)

Dining Area: 11'11 x 10'8 into recess (3.63m x 3.25m)

Kitchen: 14'4 (4.37m) x 13'10 (4.22m) narrowing to 10'11 (3.33m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 2: 14'11 into alcove x 10'5 (4.55m x 3.18m)

Bedroom 3: 11'11 x 9'4 (3.63m x 2.85m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 13'6 up to fitted wardrobes x 10'2 (4.12m x 3.10m)

En Suite Shower Room: 6'1 x 4'2 (1.86m x 1.27m)

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Opened up to offer generous modern open plan living space
- Beautifully presented throughout with contemporary kitchen with island
- Excellent sized family bathroom plus en suite to the main bedroom
- Spacious, well maintained garden
- Just a short distance to the historic market town centre



### Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 0.3 miles, Arundel CoFE Primary 0.4 miles. Secondary Schools: Cornfield School, Littlehampton 2.4 miles, Littlehampton Community School, 2.7 miles.. Further Education: Littlehampton Community School 2.7 miles.



### Transport Information

Train Stations: Arundel 0.8 miles, Ford 1.5 miles, Littlehampton 2.9 miles



### Address

Ford Road, Ford, Arundel, West Sussex BN18



### Directions

For directions to this property please contact us.



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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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