



# Clarkes

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Asking Price  
£320,000  
Freehold

53 Johnson Way, Ford, Arundel, BN18 0TS



Book a Viewing

Call: 01243 861344  
Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)  
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE  
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk>

01243 861344



## What the agent says... “,, Material Information:

Nestled in the peaceful and picturesque village of Ford, this well-presented three-bedroom semi-detached house offers a mix of charm and modern living. With a garage and ample residents' parking, this home is ideal for families, professionals, or anyone seeking a quieter pace of life with easy access to nearby towns, the coast, and the beautiful South Downs.

To the ground floor, the property features a welcoming entrance hall with cloakroom, a well-appointed kitchen, and a spacious living/dining room perfect for entertaining or relaxing. The conservatory, flooded with natural light, opens onto a landscaped rear garden - an ideal space for outdoor dining and enjoying sunny afternoons.

Upstairs, you'll find two generous double bedrooms and a versatile third bedroom that can also serve as a home office. The family bathroom is tastefully fitted and includes a heated towel rail for added comfort.

Ford is a delightful and quiet village, offering a strong sense of community while remaining well-connected to larger towns and essential amenities. With its proximity to the coast and the rolling hills of the South Downs, this property presents an excellent opportunity for those looking to enjoy rural living without compromising on convenience or lifestyle. This inviting home is ready to welcome its next owners - don't miss the chance to make it yours.

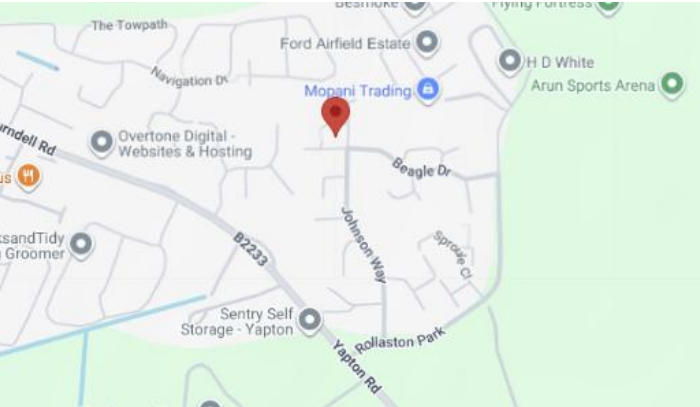
Council Tax: C  
Property Type: Purpose built  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: ADSL  
Parking: Garage and Residents parking  
Restrictions: None

On 08/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	3 mbps	0.5 mbps	
Superfast	✓	49 mbps	8 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 3 Bed semi detached
- Conservatory
- Garage
- Village location
- Close to South Downs



## Accommodation

**Living Room** - 5.14m x 4.77m (16'10" x 15'7")

**Conservatory** - 4.38m x 2.77m (14'4" x 9'1")

**Kitchen** - 2.79m x 2.89m (9'1" x 9'5")

**Bedroom 1** - 3.18m x 2.79m (10'5" x 9'1")

**Bedroom 2** - 4.05m x 2.79m (13'3" x 9'1")

**Bedroom 3** - 2.96m x 1.95m (9'8" x 6'4")

**Bathroom** - 1.87m x 1.93m (6'1" x 6'3")

**Garage** - 2.41m x 5.03m (7'10" x 16'6")

