

Asking Price
£320,000
Freehold

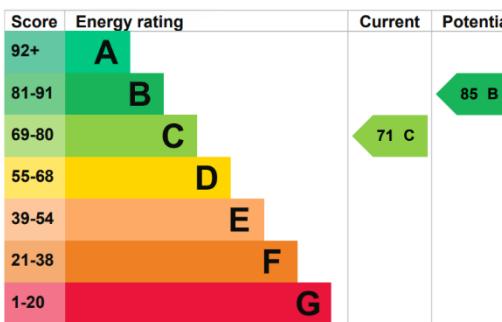
Clarkes
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53 Johnson Way, Ford, Arundel, BN18 0TS



Book a Viewing

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27 Sudley Road, Bognor Regis, PO21 1EW



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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.

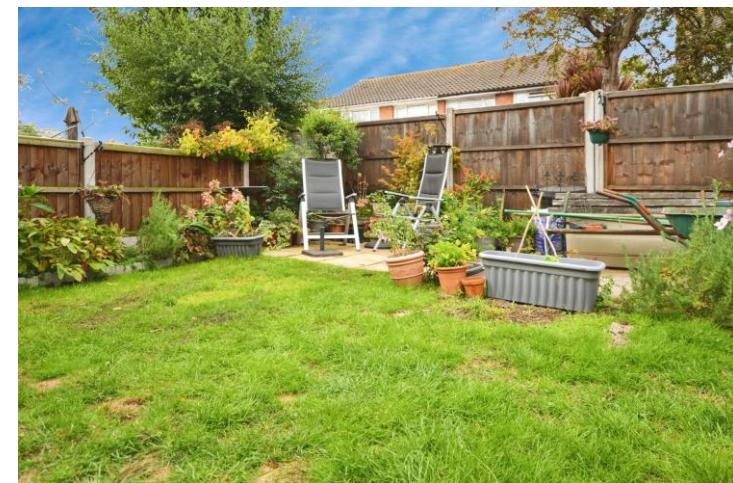
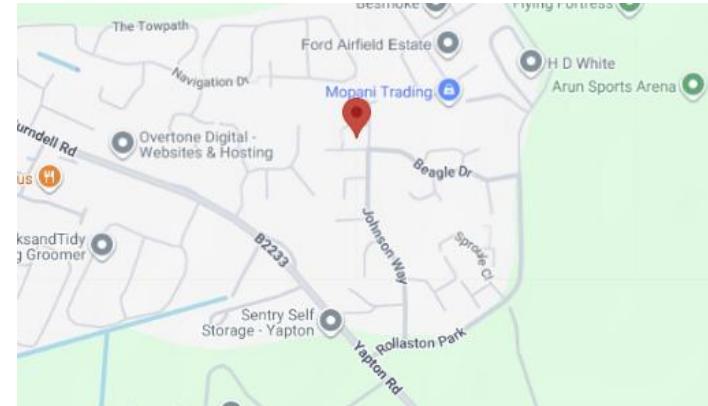
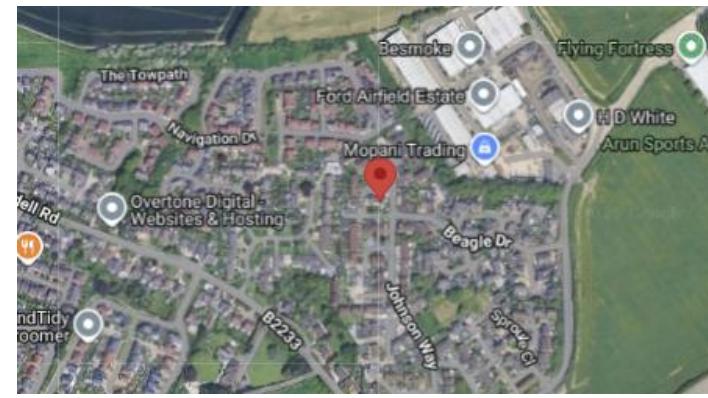
Council Tax: C
 Property Type: Purpose built
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Garage and Residents parking
 Restrictions: None

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	
Voice	Data	Voice	Data
EE	Good	Good	Good
Three	Good	Good	Good
O2	Good	Good	Good
Vodafone	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")

