



11 Junction Close, Ford, Arundel

Ideal first-time home/investment in a pleasant cul-de-sac.



- ▶ **Modern Mid-Terrace House**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Conservatory**
- ▶ **Garage in Compound**
- ▶ **Sitting Room**
- ▶ **Two Double Bedrooms**
- ▶ **West Facing Garden**
- ▶ **731 Sqft of Accommodation**

Set in a pleasant cul-de-sac, this mid-terrace house would make an ideal first-time home or potential investment.

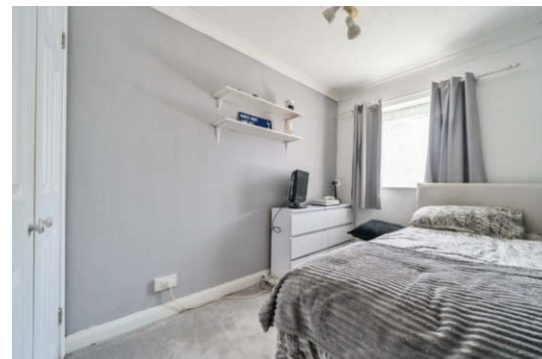
Accommodation includes: a sitting room with a feature fireplace, a kitchen/breakfast room which stretches the width of the property and is fitted with white fronted cabinets. The kitchen is also equipped with an integrated oven and hob along with space for fridge/freezer, dishwasher, and washing machine. There is also a conservatory which offers an additional place in which to relax or dine and overlooks the rear garden.

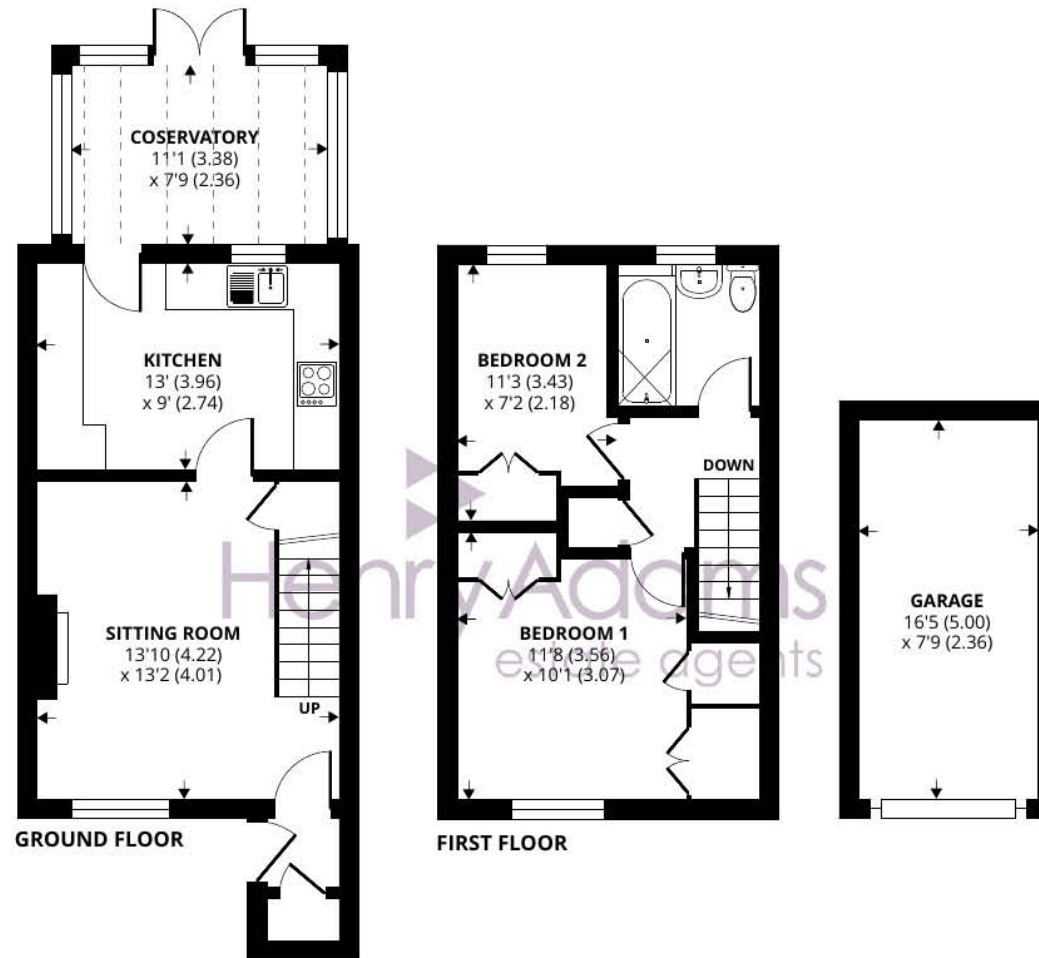
The first floor has two bedrooms, the main bedroom is a double room fitted with plenty of wardrobe and storage space. Bedroom two also has in-built double wardrobes. The family bathroom serves each bedroom and has a shower over the bath.

Outside, the rear garden faces west with a lawned area and a paved patio area. A garage will be found in the compound close by.

Please note there is currently no central heating system within the property.

Council Tax Band: B





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Approximate Area = 731 sq ft / 67.9 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 860 sq ft / 79.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1121434

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Junction Close is located in Ford, just a short distance to the south-east of Yapton and within easy reach of the wide ranging town facilities at both Bognor Regis and Littlehampton. The historic market town of Arundel is a short distance to the north-east and offers further leisure and shopping options. A nearby mainline station links Portsmouth to the west, Brighton to the east and London Victoria.

What3Words ///scary.eggplants.vertical

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