









## Ford House, Ford Road, Arundel

Unique three/four bedroom former coach house in semi-rural location overlooking fields.



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3/4



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- ▶ **Unique Character Building**
- ▶ **Outlook over Fields**
- ▶ **Character Building Dating Back to 1863**
- ▶ **Double Carport and Garage**
- ▶ **Two Reception Rooms**
- ▶ **Three/Four Bedrooms**
- ▶ **Close to Road and Rail Links**
- ▶ **Viewing Highly Recommended**

Estate agents often talk about “rare” opportunities, but this three/four bedroom former coach house is a genuine chance to own a truly unique building in a semi-rural location overlooking fields.

A conversion from a former coach store and hay loft, believed to date back to 1863, the property has an interesting and unique layout which offers further scope for extension, along with a garage and a double carport to the side. Railway enthusiasts and commuters who use public transport will be equally delighted, as the Ford railway station is located close by, with mainline services to Brighton, Chichester, Portsmouth and London Victoria. Ford Road links closely with the A27 to the north, making it a desirable home for commuters, whilst set in a semi-rural location.

The accommodation comprises entrance hall with cloakroom/WC, sitting room, kitchen/dining room, utility and snug. There are three/four bedrooms with the ground floor principal bedroom having an en-suite shower room. There is also a bathroom/shower room on the first floor.

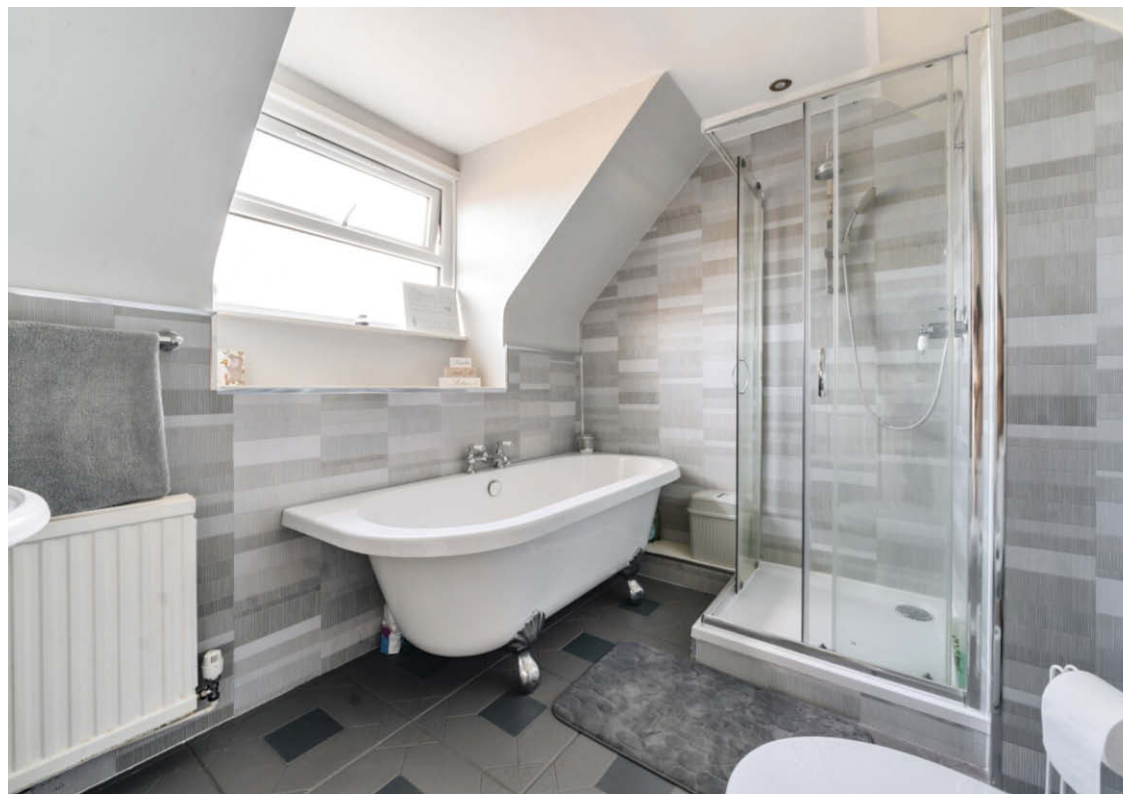
Outside, there is a good size rear garden and garage.

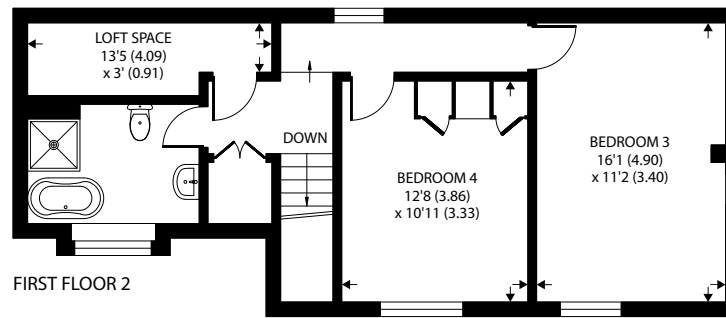
Council Tax Band: E



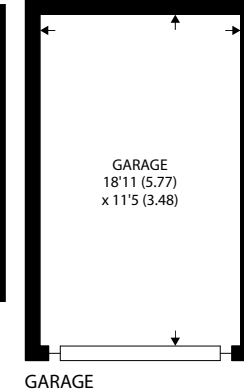
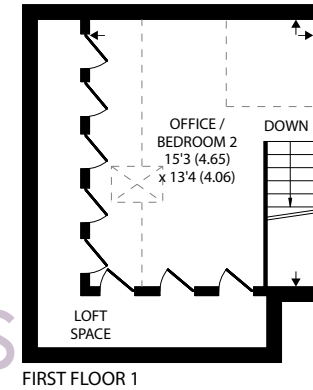
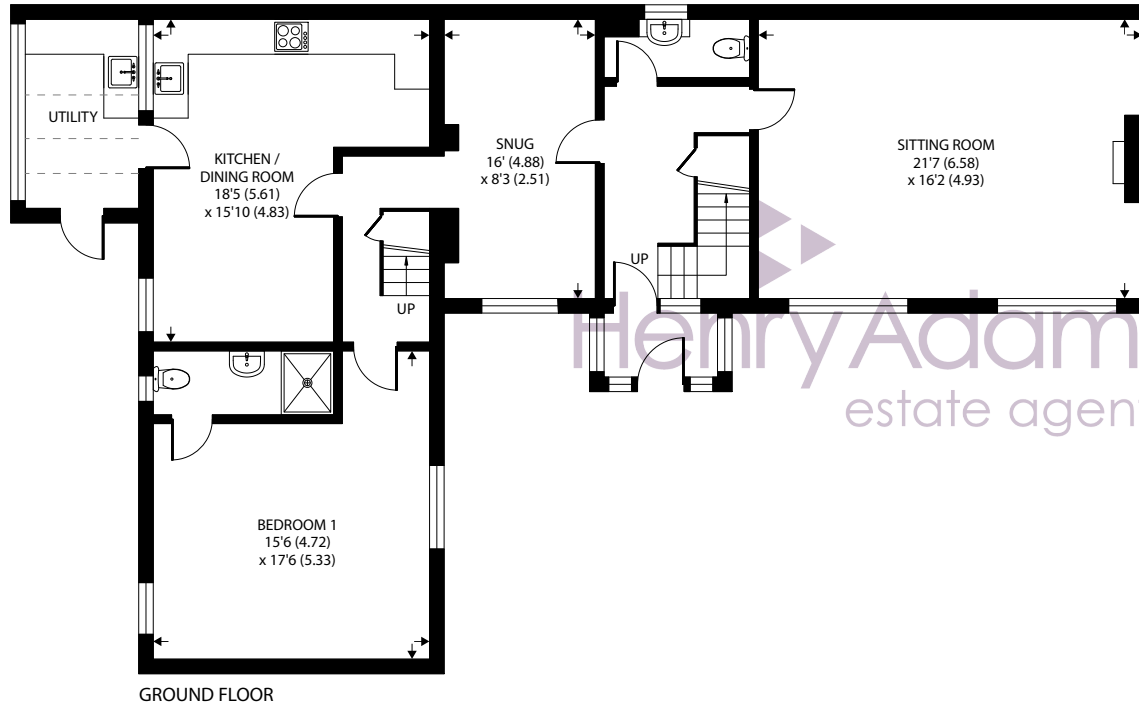








Denotes restricted  
head height



Approximate Area = 2048 sq ft / 190.2 sq m  
Limited Use Area(s) = 163 sq ft / 15.1 sq m  
Garage = 219 sq ft / 20.3 sq m  
Total = 2430 sq ft / 225.6 sq m

For identification only - Not to scale



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

The visitor to Ford who only seeks the Saturday Car Boots Sales and the Sunday Market that are held on the former military airfield will miss its more historical features.

At the heart of the village stands the church of St Andrew-by-the-Ford with its Saxon origins and medieval drawings. The church in recent years has been carefully restored and is open to visitors. A Memorial Garden now stands on the west of the airfield to commemorate those who flew from the airfield during its 80 year old history. The river Arun is just across the field and provides a walking route to historic Arundel. Charming, stylish and full of history, the picturesque market town is probably most famous for two stunning landmarks - Arundel Castle and Arundel Cathedral. A walk along the river from Ford House will lead you to the Black Rabbit public house. 17/09/24

What3Words ///zebra.those.split





