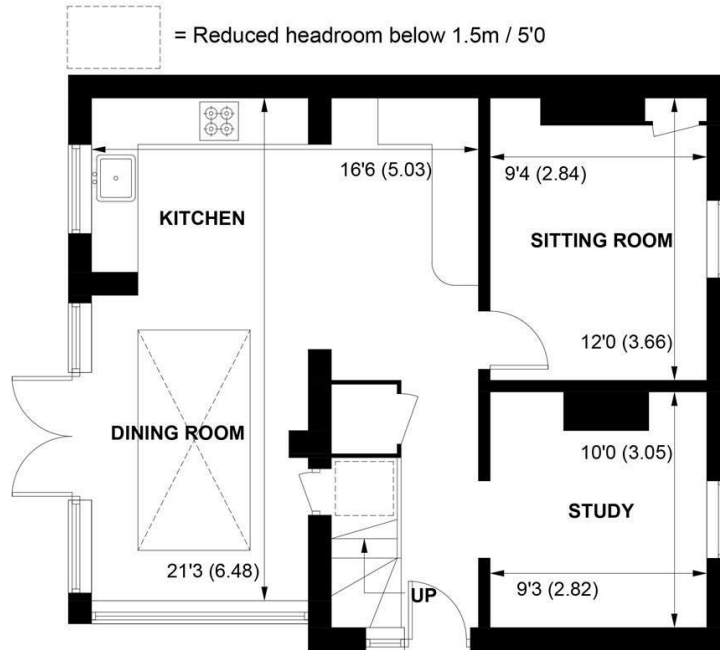




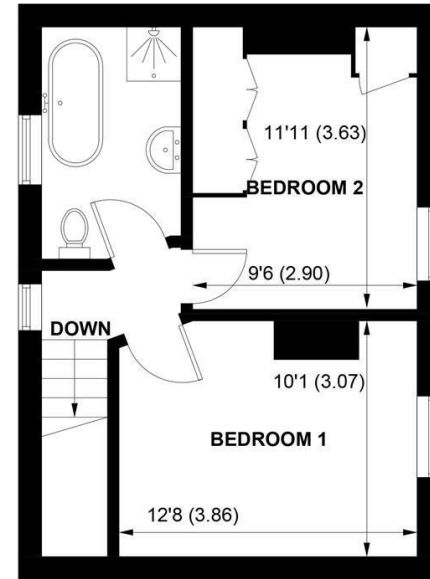
SW

7 WICKS FARM COTTAGES, FORD LANE, FORD, WEST SUSSEX, BN18 0DQ





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 936 SQ FT / 87 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

£385,000 Freehold

7 WICKS FARM COTTAGES, FORD LANE, FORD, WEST SUSSEX, BN18 0DQ

- Semi Detached Cottage
- Beautifully Presented
- Living Room
- Superb Kitchen/Diner
- Study
- 2 Bedrooms
- Bathroom
- Lovely Gardens
- Ample Parking

EPC RATING

Current = E

Potential = D

COUNCIL TAX BAND

Band = C

7 Wicks Farm Cottages is a beautifully presented 2 bedroom semi detached cottage with rural views in the village of Ford.

Accommodation comprises entrance hall with stairs to the first floor, study (or occasional bedroom) and cosy living room with working fire.

The fabulous kitchen has oak flooring and is open plan to the large conservatory which in turn opens onto the gardens. The kitchen is fitted with good range of Shaker style units with wooden worktops, a built in double oven, hob and extractor over, space for fridge/freezer and space for further appliances. There is ample space for table and chairs.

Upstairs there are 2 double bedrooms and a family bathroom which consists of a roll top bath, separate shower cubicle, wash basin and WC.

Outside the gardens are a particular feature being mainly laid to lawn with paved patio area and mature shrubs/planting, a brick built outhouse with power, as well as garden sheds. A rear access gate leads to a large area of parking at the back of the garden. From the main garden there is a 'door way' cut into the hedge that leads to a further area of garden with chicken coop and storage area.

There is further parking to the side of the house with pathway leading to the front door. The front garden is laid to lawn with pond and enclosed by a picket fence.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From our office at Maple Parade, Walberton proceed east along Maple Road to the mini roundabout, turning right into Yapton Lane. Continue over the level crossing and turn left in Ford Lane. The property can be found on the left after about 1/2 a mile. Take the turning on the left into Wicks Farm where the parking area for the house will be on your right.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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