



9 Wills Close  
Ford, Arundel  
West Sussex, BN18 0NW

Glyn-Jones  
& COMPANY



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OIEO £285,000

Fabulous Family Home

Lounge/Diner

Kitchen/Diner

Ground Floor Cloakroom

Conservatory

Three Bedrooms

Family Bathroom

Attractive Mature Secluded Gardens

Side Access to Garage

Off Road Parking In Front For Two  
Vehicles

Quiet Location

Open Day Saturday February 26th By  
Appointment Only





We are delighted to be offering this deceptively spacious family home tucked away in a small cul de sac.

The property comes with a good sized lounge/diner which opens into the large conservatory overlooking the mature well tended gardens. The kitchen/diner is of a good size making this ideal for A FIRST TIME BUYER to make this their dream home. To the first floor are three bedrooms and a family bathroom.

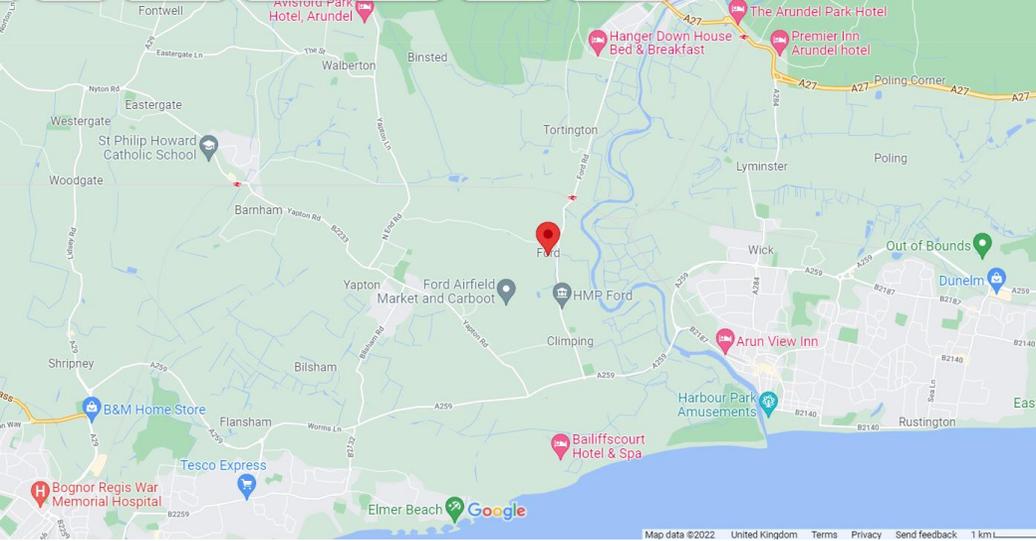


The gardens have been designed by the owner offering privacy and seclusion with the planting. There is a gate to the side leading to the garage with an up and over metal door and two off road parking spaces in front. Situated in this small close with access to the local park beyond ideal for those dog walks.



We are holding an Open day on Saturday February 26th 2022, by strict appointment only, call today to book your slot!





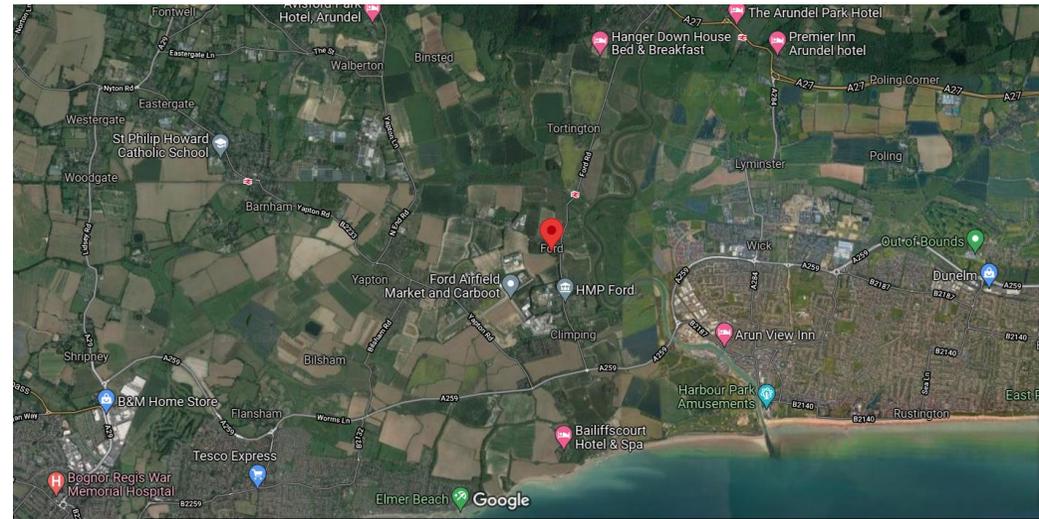
## Location

Situated just over 2 miles from the beach, Ford is a small village found next to the river Arun in a semi-rural location. The area is rich in local history with the memorial gardens marking what once was Ford Aerodrome built in 1917. Today, many of the roads are named after the aeroplanes and people who flew them, meaning that history cannot be lost in the gradual modernisation of the area.

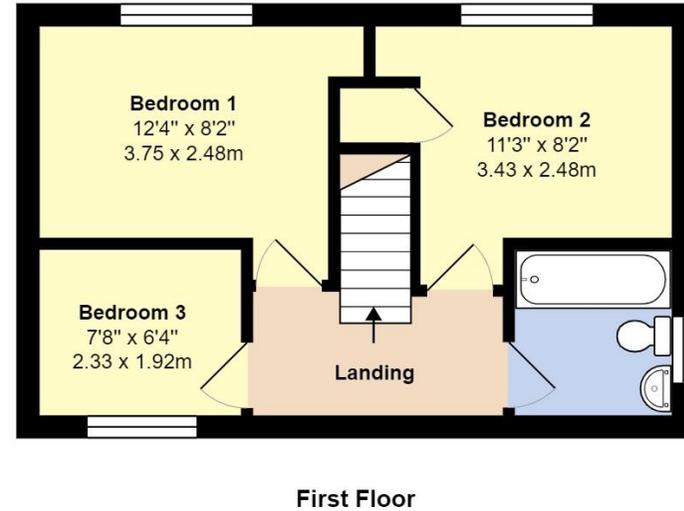
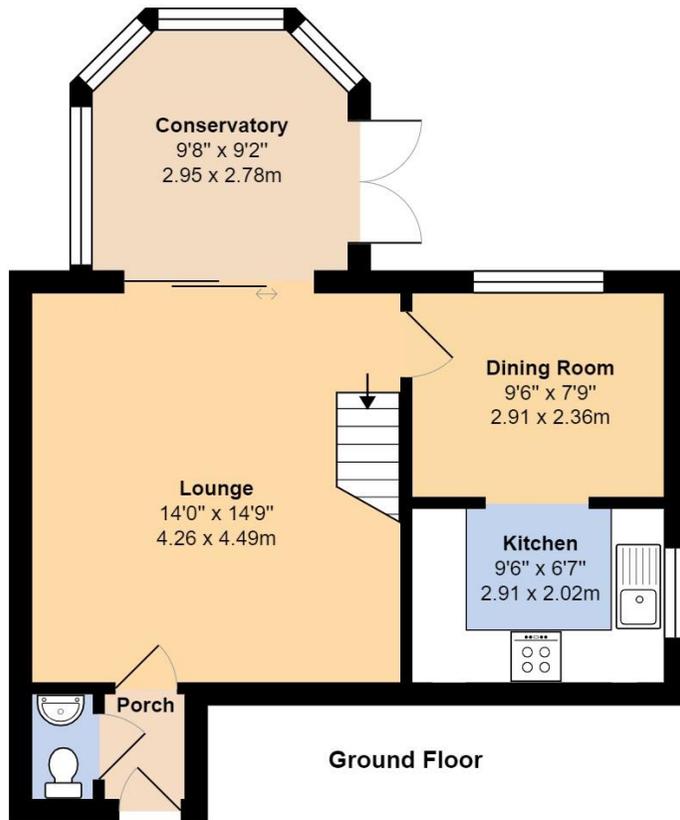
The village has a semi-rural feel yet is not cut off from busier towns near by such as Arundel or Littlehampton. Ford has the benefit of a train station making it easier to commute or to enjoy days out with the family. For those with young children, the ever popular 'Flying Fortress' is located within the village itself and offers soft play, entertainment and a café 6 days a week.

Further activities in the village include Ford market, which thrives on the weekends, and is situated on the old runways once a part of the airfield. As well as this, Yapton + Ford village hall has many activities throughout the week suitable for everyone to join. Outside the village, a vast array of activities and places of interest can be discovered with easy transport links such as the 6 different bus routes that run through Ford itself.

Ford is only a 7 minute drive to the market town of Arundel, and only a 20 minute drive to the small city of Chichester with more extensive facilities and amenities. Further afield, London is some 68 miles away accessible via the A3 or by train from Ford station which is a regular service.







**Council Tax Band – C**  
**Energy Performance - TBC**

Total Area: 829 ft<sup>2</sup> ... 77.0 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2022

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