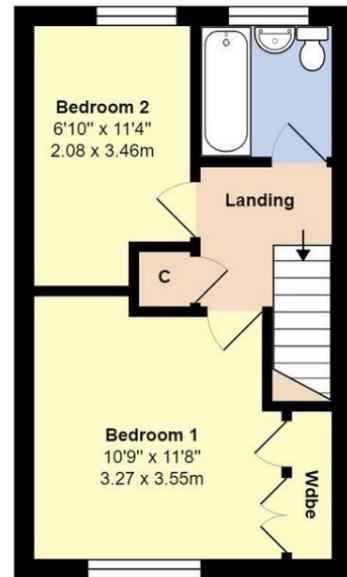


Ground Floor



First Floor

Total Area: 621 ft² ... 57.7 m²

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

Council Tax Band - B
Energy Efficiency Rating TBC.



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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

71 Johnson Way

Offers Invited Over £279,950



Open House Saturday 25th June By Appointment Only | Ideal Starter Home or Buy To Let | Sitting Room | Kitchen/Diner | Two Bedrooms | Family Bathroom | Front and Rear Mature Gardens | Large Garden Shed | Gas Central Heating | Double Glazing | Allocated Parking | Good Order Throughout | Viewing Strongly Advised | Owners Suited |

71 Johnson Way

Offers Over £279,950



This is an ideal first home for a young couple, situated at the end of a cul de sac offering seclusion to the front overlooking a small grass mound. This property comes with a bright sitting room overlooking the front garden, good size kitchen/diner ideal for entertaining your family and friends and access into the mature rear garden. Upstairs you have two good sized bedrooms the master with built-in storage and a family bathroom. The gardens are a particular feature having been lovingly maintained by the present owner offering a variety of mature shrubs and bushes to both the front and the rear with a large 'Man Shed' in the back garden. There is allocated parking for this property and viewing is strongly advised to avoid disappointment. 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.



Ideal First Home or Buy to Let

