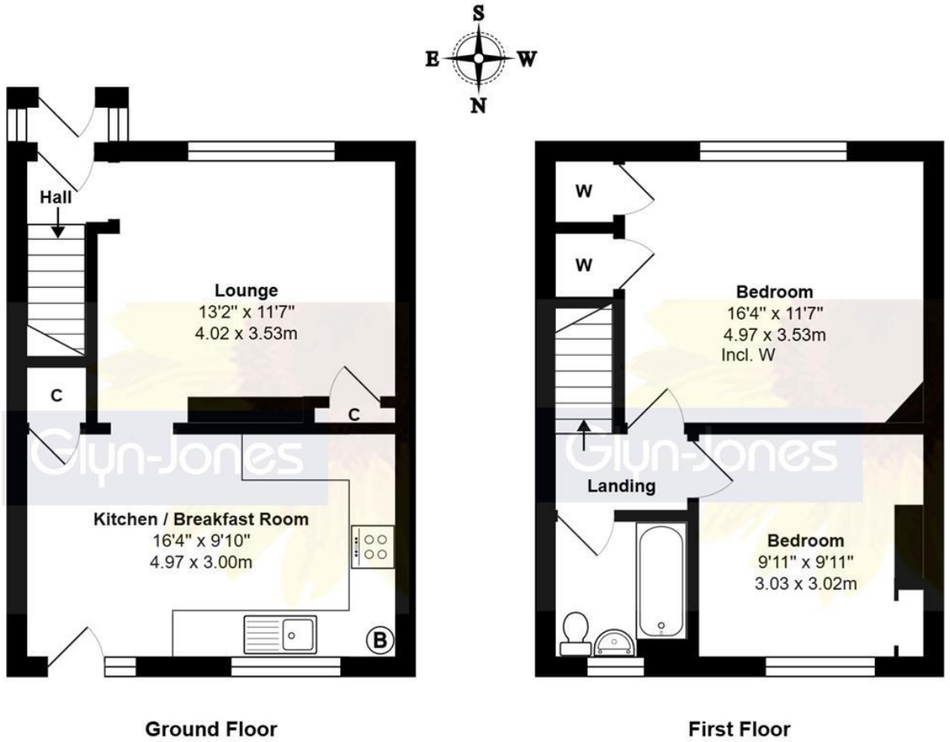


Ground Floor

First Floor

Total Area: 699 ft² ... 65.0 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 1st Image 2026

Tenure – Freehold
Council Tax Band – B
Energy Efficiency Rating – TBC

You are advised to have this confirmed by your legal representative at your earliest opportunity.

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

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.

Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

2 Rodney Crescent, Ford, Arundel, West Sussex BN18 0DB

£265,000 – Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer this older style terraced house, ideally positioned overlooking open green space and offering well presented accommodation together with a number of significant recent improvements.

The property features a full width kitchen/breakfast room, fitted with a range of base and eye level units, worktops, an integral oven and hob, together with a large under stair larder cupboard. The south facing lounge provides a pleasant reception space, while a rear hallway leads to the staircase and first floor. Upstairs, there are two double bedrooms, both benefiting from useful storage, along with a modern family bathroom comprising a bath with shower over. The landing also provides access to a particularly useful large loft space via a fold-down ladder. The loft benefits from a 'Velux' window and has been boarded, providing excellent additional storage and conversion potential (stp). The property has been further enhanced by the installation of modern double and triple soundproof glazing in 2026, while the gas fired central heating system benefits from a replacement boiler installed in 2024. The roof was replaced during 2023 as were the wall ties in July 2026.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

2 Rodney Crescent, Ford, Arundel, West Sussex BN18 0DB
£265,000 – Freehold







Externally, the south facing private rear garden provides a lovely outdoor space, with a canopied covered seating area immediately adjoining the property. The remainder of the garden is mainly shingled with established flower beds, with a large brick built outbuilding providing a further excellent storage area. The garden is fully enclosed by fencing, with an access gate installed all being replaced July 2026. A driveway to the rear provides off-road parking.

Situated within a private rural location within Ford, Arundel, which is mid distance of the Historic Arundel and Littlehampton where mainline railway stations can be found.

Arundel offers from a wealth of historic attractions including the castle and Cathedral, as well as delightful boutiques.

Climping is also within 3 miles where the beach front and sand dunes can be found. The property is positioned around a small green with a picturesque outlook.





