



THE ARUN APARTMENTS

FORD ROAD, ARUNDEL



OAKFORD
HOMES

REFINED
APARTMENT
LIVING IN A
DESIRABLE
HERITAGE
SETTING



Computer generated image



A collection of one and two bedroom apartments in one of Arundel's most prized locations. The apartments are set across two individually designed buildings, Fitzalan House and Louvain House located a short stroll from the banks of the River Arun, and within walking distance of the town's iconic castle and cathedral.

Each apartment has been thoughtfully designed with a specification that includes premium brands such as SMEG, Hansgrohe and Minoli. The majority of the apartments benefit from private outside space in the form of a balcony or terrace, some of which provide views of Arundel's iconic landmarks.



AN ICONIC SKYLINE

Arundel's unforgettable skyline is defined by two magnificent landmarks, each steeped in history and grandeur.

Towering above the town from its hilltop perch in the South Downs, the Grade I listed Arundel Cathedral is a masterpiece of French Gothic architecture designed by Joseph Hansom. Its intricately carved Bath stone and sweeping scale make it a commanding sight for miles around - one that never fails to impress as you arrive in town.

Equally striking is Arundel Castle, a fairytale fortress overlooking the River Arun. Founded in the 11th century by Roger de Montgomery, the Earl of Arundel, this picture-perfect stronghold combines imposing battlements, elegant state rooms and a 100-foot motte. Still the residence of the Duke of Norfolk, the castle welcomes visitors from April through to November every year, and even boasts its own cricket ground surrounded by stunning National Park views.



A TASTE OF ARUNDEL

ARUNDEL'S FOOD AND DRINK SCENE IS A LIVELY CELEBRATION OF LOCAL FLAVOUR AND INDEPENDENT SPIRIT.

Whether you're after a casual brunch or fine wine, the town offers countless temptations. Highlights include Juniper, a beloved café-bakery-restaurant, and 139 Steps, a stylish champagne and wine bar with irresistible sharing boards. For riverside dining with gorgeous views, try The Black Rabbit, a perfect country pub.

Spots like Tarrant Street Espresso, Motte & Bailey and Lulamae's represent a small slice of Arundel's vibrant café culture and craft beer fans are also well served. Fauna Brewing Taproom, The Norfolk Tap and Arundel Taphouse pair inventive brews with relaxed spaces, beer gardens and regular street food events.

More refined experiences can be enjoyed at Digby Fine English, which runs wine tasting events in a Grade II listed townhouse. Or venture out to The Pig in the South Downs, a luxurious 'field to fork' restaurant and hotel surrounded by lush countryside and vineyards.





IRRESISTIBLE FINDS



Shopping in Arundel is as charming as the town itself, with a strong focus on independent retailers and beautifully curated boutiques.

Spend the day browsing for antiques, art and collectibles at standout destinations such as Spencer Swaffer Antiques, Parkers Atelier and Arundel Contemporary. Discover more creative flair at The Old Print Works on Tarrant Street, where a collection of local makers showcase their work in a converted Victorian building.

Don't miss the Arundel's farmers' market either, held every third Saturday of the month, where you'll find high-quality produce and artisan goods. Complementing the market are year-round favourites like Arundel Butchers, Pallant of Arundel delicatessen and the boutique florist Labour of Love.



TIME WELL SPENT

Arundel offers much more than stunning views and historic landmarks - it's a place full of activity, nature and seasonal magic.

Outdoor lovers can take to the South Downs National Park for walking, cycling or horse riding through unspoilt scenery. Other local sporting pursuits include cricket, tennis, football, bowls and fishing.

Each summer, Arundel bursts into life with the Arundel Festival of the Arts, featuring live concerts, open-air cinema, theatre performances, dragon boat racing and the famous Arundel Gallery Trail.

As winter arrives, the town transforms into a festive wonderland with twinkling lights, traditional markets and candlelit cathedral services.

Other highlights include cinema nights at Arundel Town Hall, rowing at Swanbourne Lake, swimming at Arundel Lido and riding at Arundel Farm Riding Centre.

Just beyond the town lies the WWT Arundel Wetland Centre - a 60-acre nature reserve in the Arun Valley. A short drive takes you to Wiston Estate Winery, which is home to The Chalk Restaurant, and to the renowned Goodwood Estate - a hub for motorsports, horse racing, golf, wellness and fine dining.



LEARNING LOCALLY

Arundel offers excellent education options for families.

Both Arundel C of E Primary and St Philip's Catholic Primary School are rated 'Good' by Ofsted. Older students benefit from close proximity to the 'Outstanding' rated St Philip Howard Catholic School in Barnham.

Well-regarded independent schools nearby include Dorset House, Lancing College, Seaford College, Great Ballard School, Slindon College and Westbourne House. For higher education, the University of Chichester offers a wide range of degree programmes.





PERFECTLY CONNECTED

The Arun Apartments,
Ford Road, Arundel, BN18 9DX

 squish.mills.dupe

 [View on Google maps](#)

While Arundel is proud of its heritage and independent charm, it remains effortlessly connected.

Direct trains from Arundel station stop at London Bridge, London Victoria, Gatwick Airport and destinations across Sussex. The A27 provides easy road access to local shopping hubs like Rustington and seaside spots such as Climping Beach.

Nearby Chichester, just 10 miles away, offers further amenities including high street retailers, a renowned theatre and the Pallant House Art Gallery.



DISTANCES AT A GLANCE



ON FOOT

1	Arundel Cathedral	0.4 miles
2	High Street	0.4 miles
3	Arundel Farmers' Market	0.5 miles
4	Arundel Castle	0.7 miles
5	Arundel Lido	0.7 miles
6	Arundel Train Station	0.9 miles

BY ROAD

South Downs	3.9 miles
Climping Beach	4.5 miles
Rustington	5.4 miles
The Goodwood Estate	9.3 miles
Chichester	10.5 miles
Gatwick	40 miles

BY TRAIN (FROM ARUNDEL)

Horsham	27 minutes
Chichester	30 mins
Gatwick Airport	55 minutes
Portsmouth	1 hour 8 mins
Southampton	1 hour 28 mins
London Bridge	1 hr 40 mins
London Victoria	1 hr 57 mins

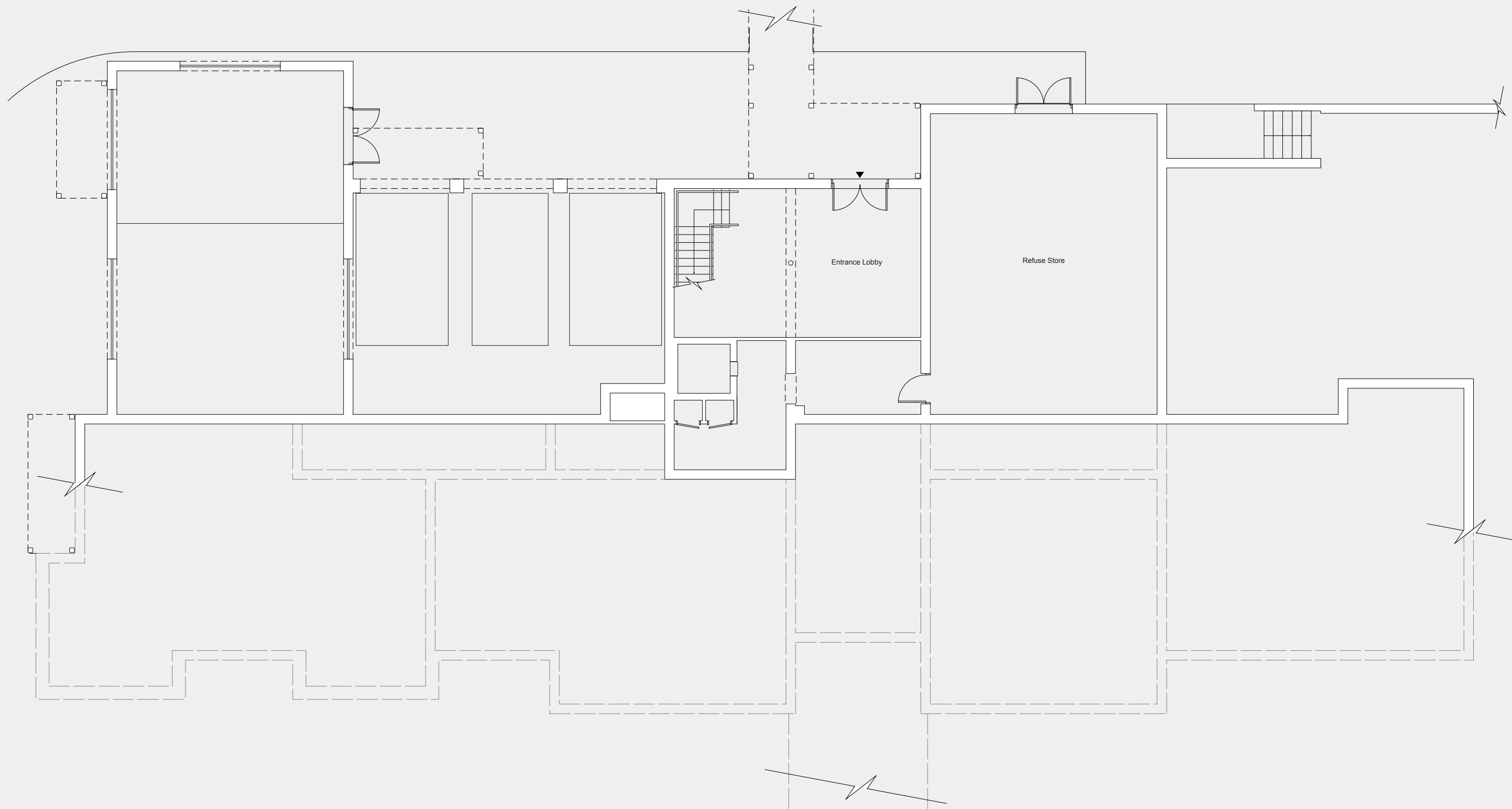
Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. Sept 2025.





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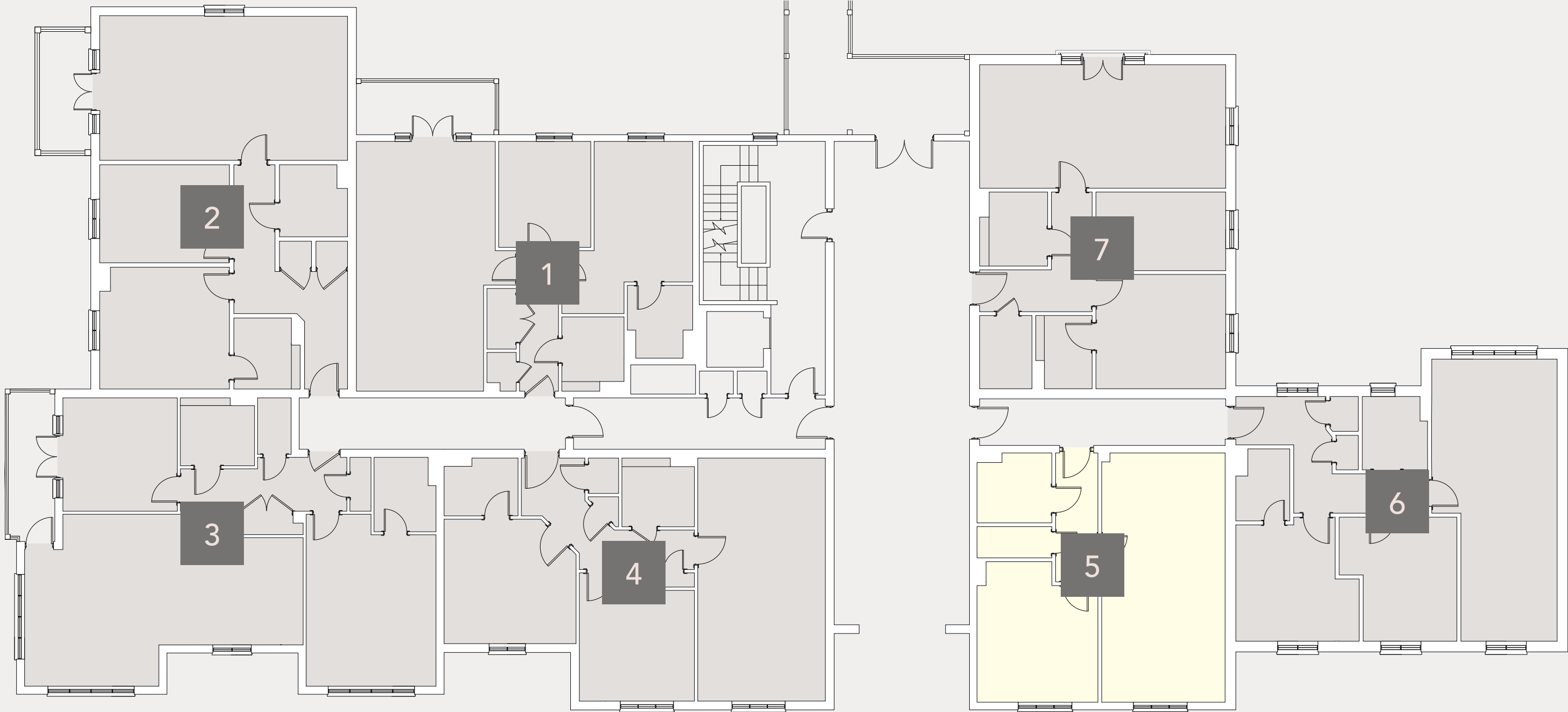
FITZALAN HOUSE
LOWER GROUND FLOOR



FITZALAN HOUSE

UPPER GROUND FLOOR

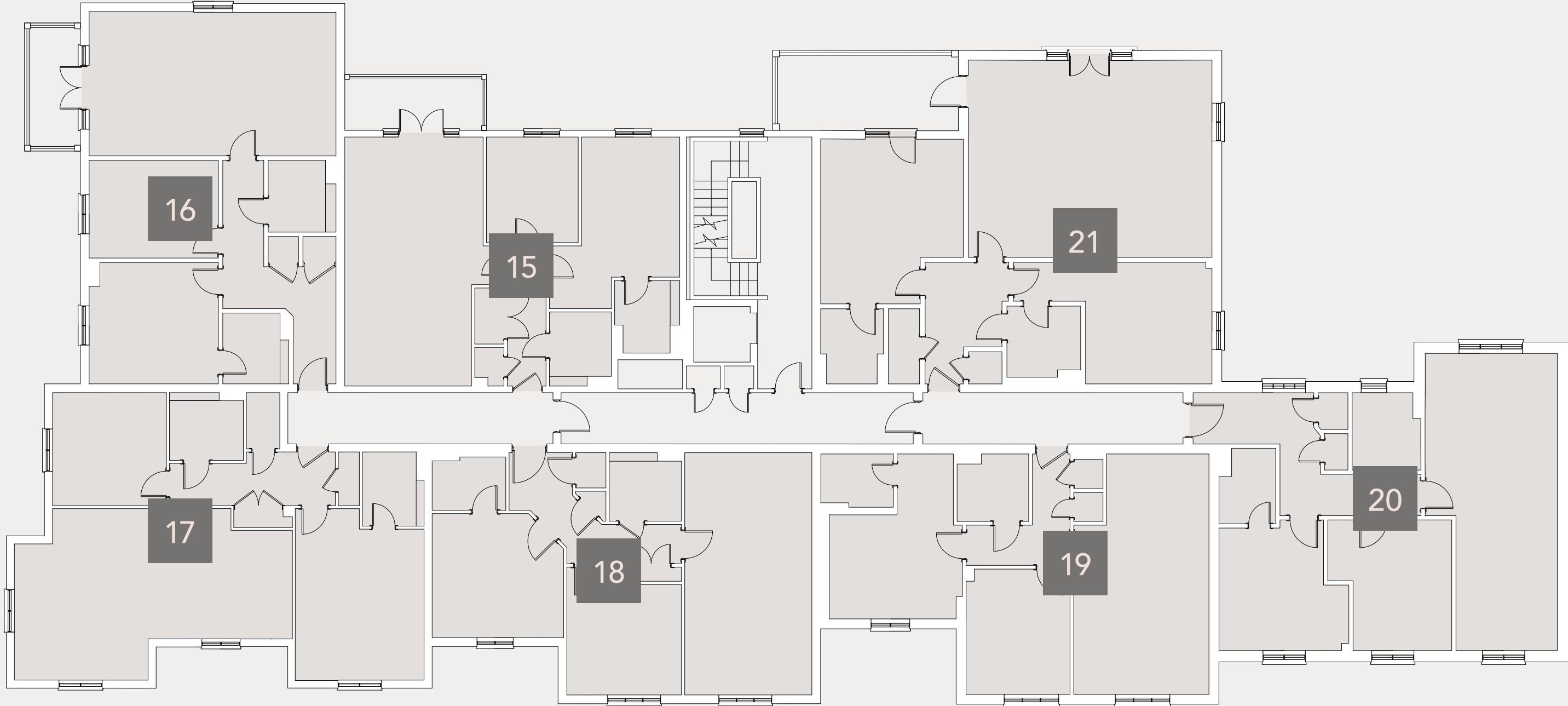
▲
LOUVAIN HOUSE



Key:

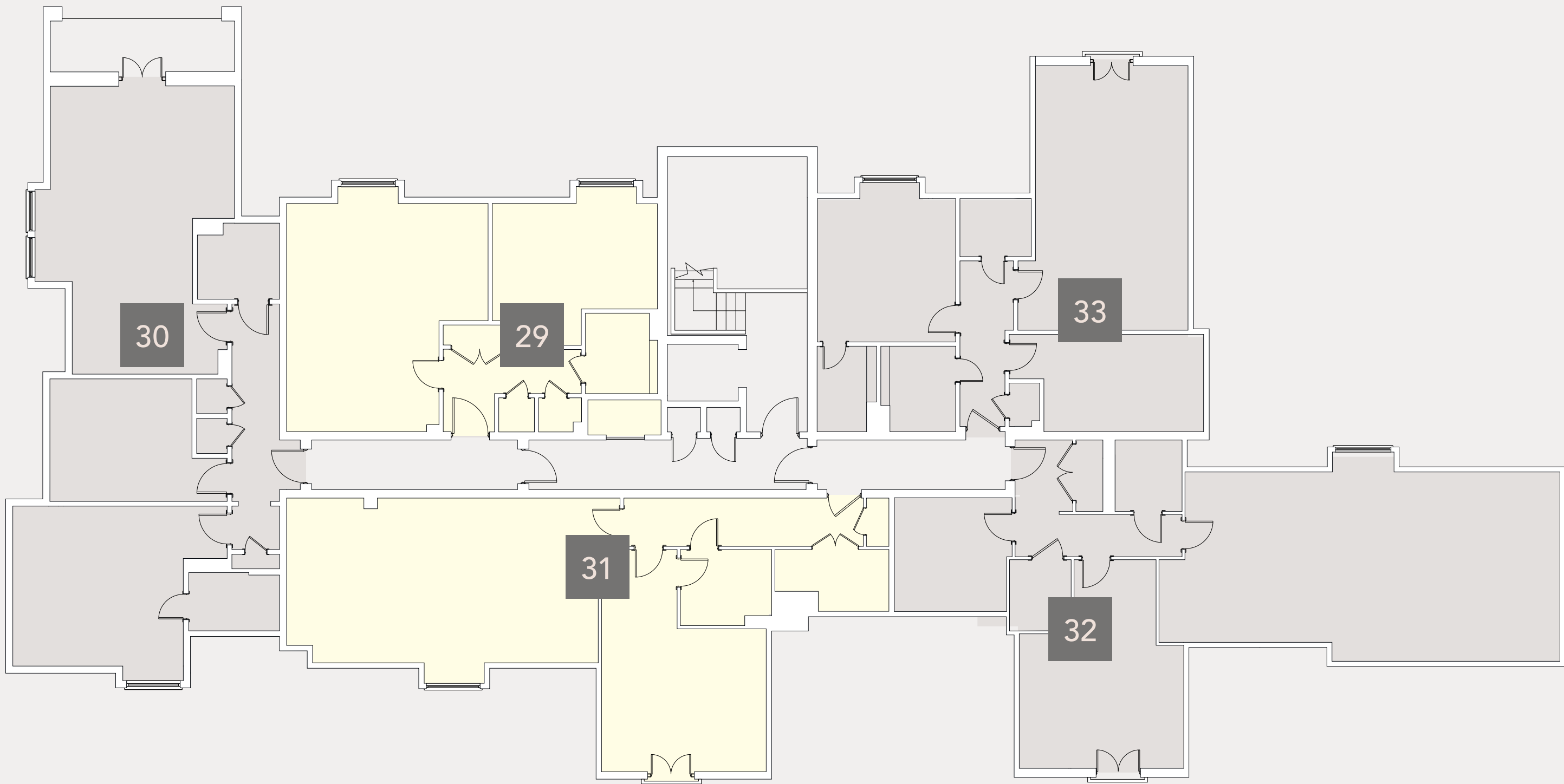
- 1 bedroom home
- 2 bedroom home

FITZALAN HOUSE
FIRST FLOOR



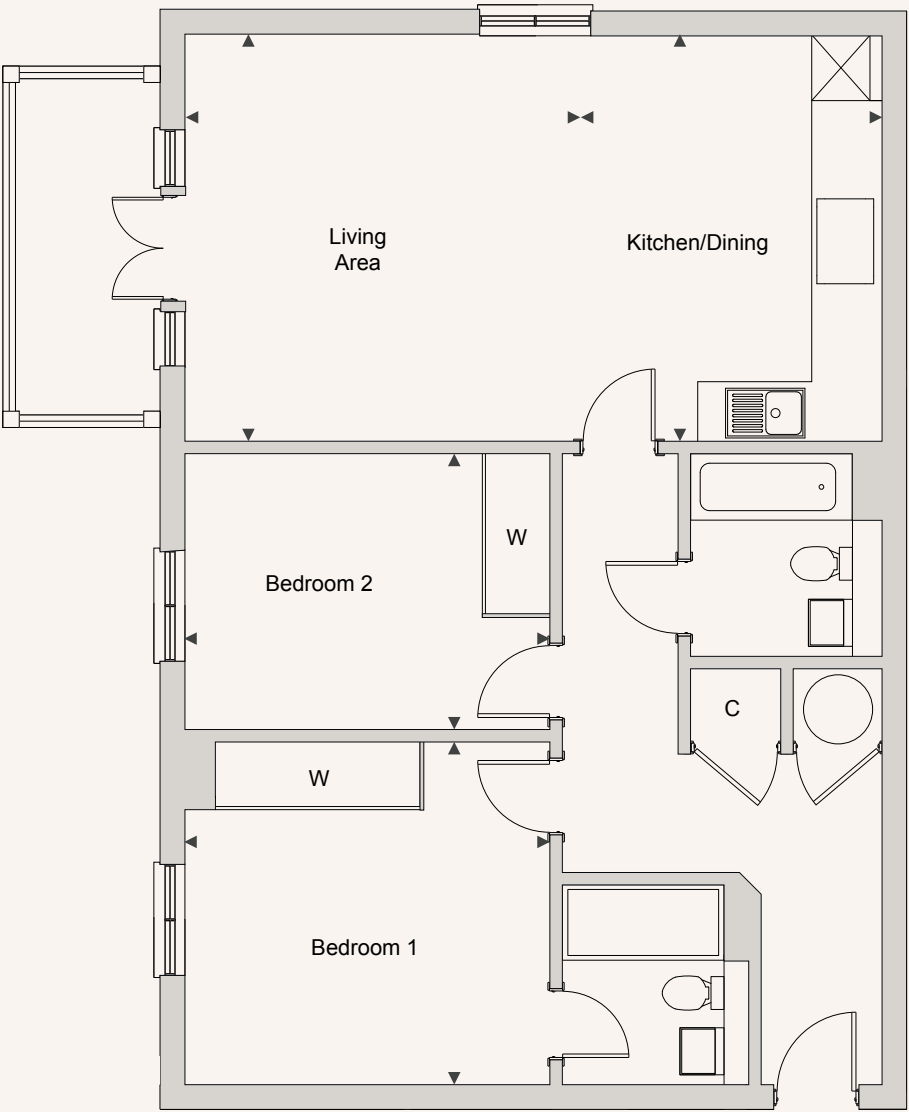
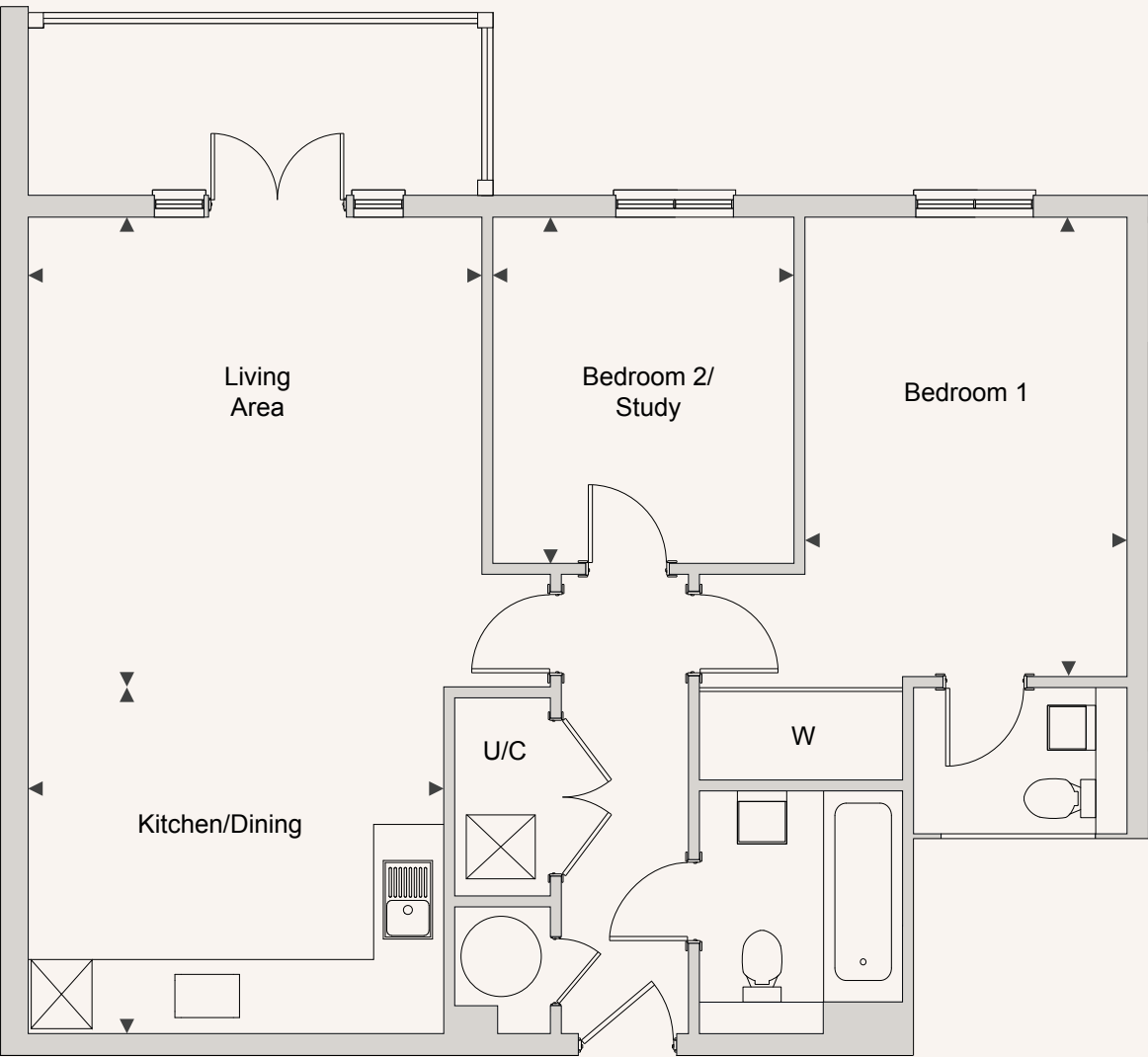
Key:
 1 bedroom home
 2 bedroom home

FITZALAN HOUSE
SECOND FLOOR



Key:
1 bedroom home
2 bedroom home

FITZALAN HOUSE



APARTMENT 1 & 15 – 2 BEDROOM HOMES

Kitchen/Dining	3650mm x 2963mm	12'0" x 9'9"
Living Area	4117mm x 3990mm	13'6" x 13'1"
Bedroom 1	3897mm x 2875mm	12'9" x 9'5"
Bedroom 2/Study	2864mm x 2725mm	9'5" x 8'11"

UPPER
GROUND
FLOOR



FIRST
FLOOR



APARTMENT 2 & 16 – 2 BEDROOM HOMES

Kitchen/Dining	4175mm x 3080mm	13'8" x 10'1"
Living Area	4175mm x 4023mm	13'8" x 13'2"
Bedroom 1	3738mm x 3495mm	12'3" x 11'6"
Bedroom 2	3738mm x 2932mm	12'3" x 9'8"

UPPER
GROUND
FLOOR

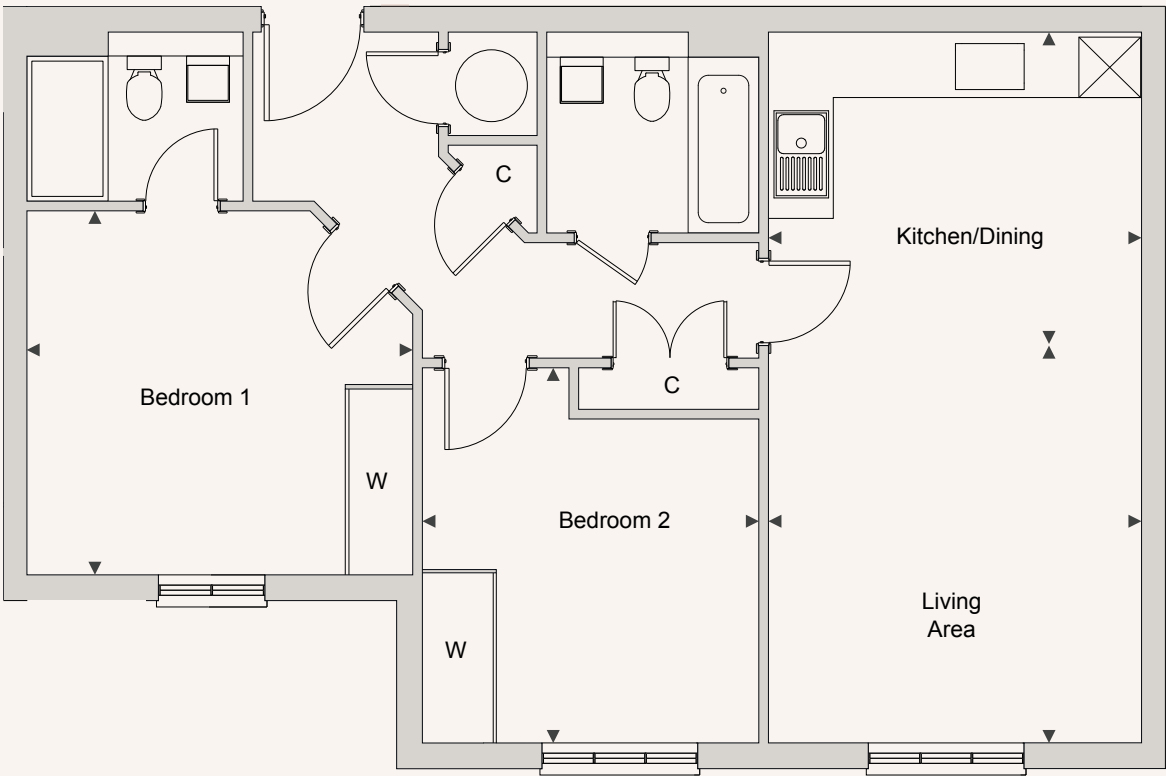
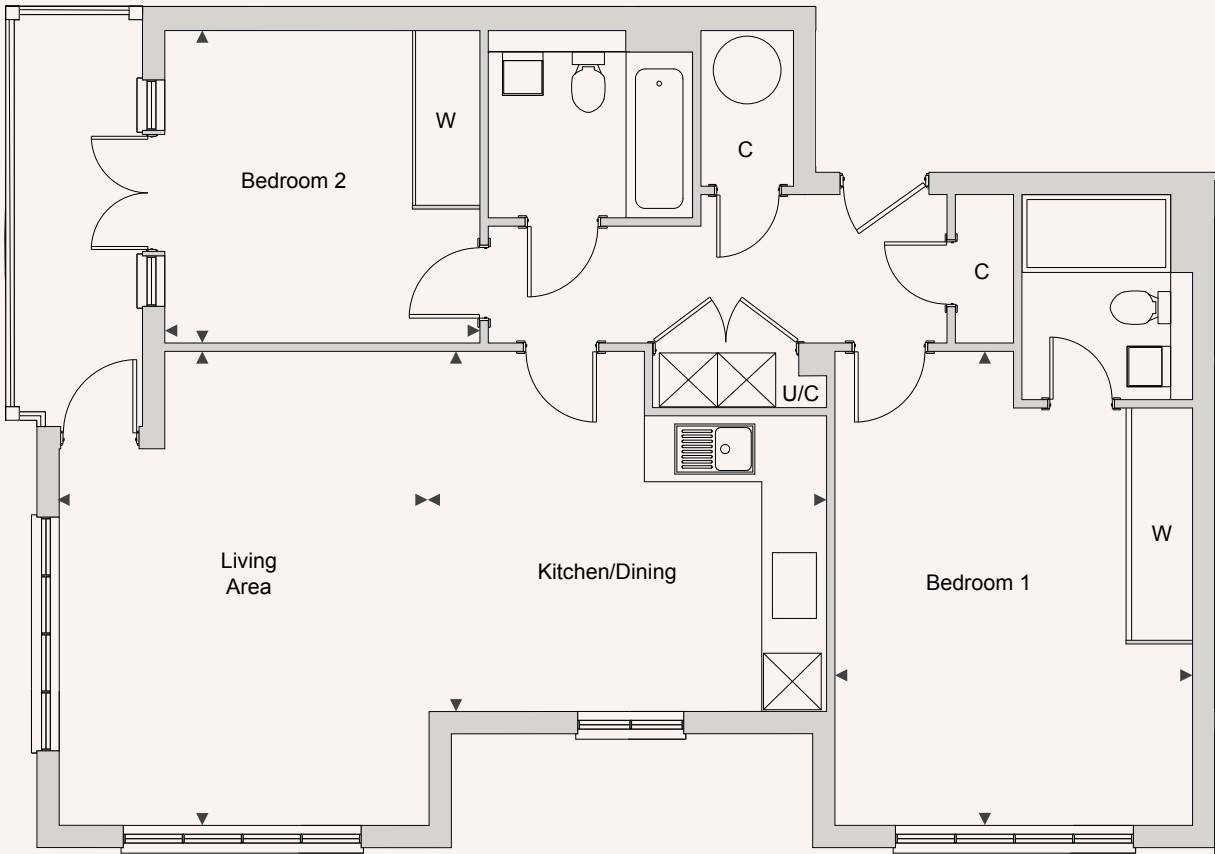


FIRST
FLOOR



Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

FITZALAN HOUSE



APARTMENT 3 – 2 BEDROOM HOME

Kitchen/Dining	4165mm x 3750mm	13'8" x 12'4"
Living Area	4875mm x 3840mm	16' x 12'7"
Bedroom 1	4875mm x 3728mm	16' x 12'3"
Bedroom 2	3259mm x 3258mm	10'8" x 10'8"

UPPER
GROUND
FLOOR



APARTMENT 4 & 18 – 2 BEDROOM HOMES

Kitchen/Dining	3688mm x 3080mm	12'1" x 10'1"
Living Area	3929mm x 3688mm	12'11" x 12'1"
Bedroom 1	3820mm x 3600mm	12'6" x 11'10"
Bedroom 2	3693mm x 3320mm	12'1" x 10'11"

UPPER
GROUND
FLOOR

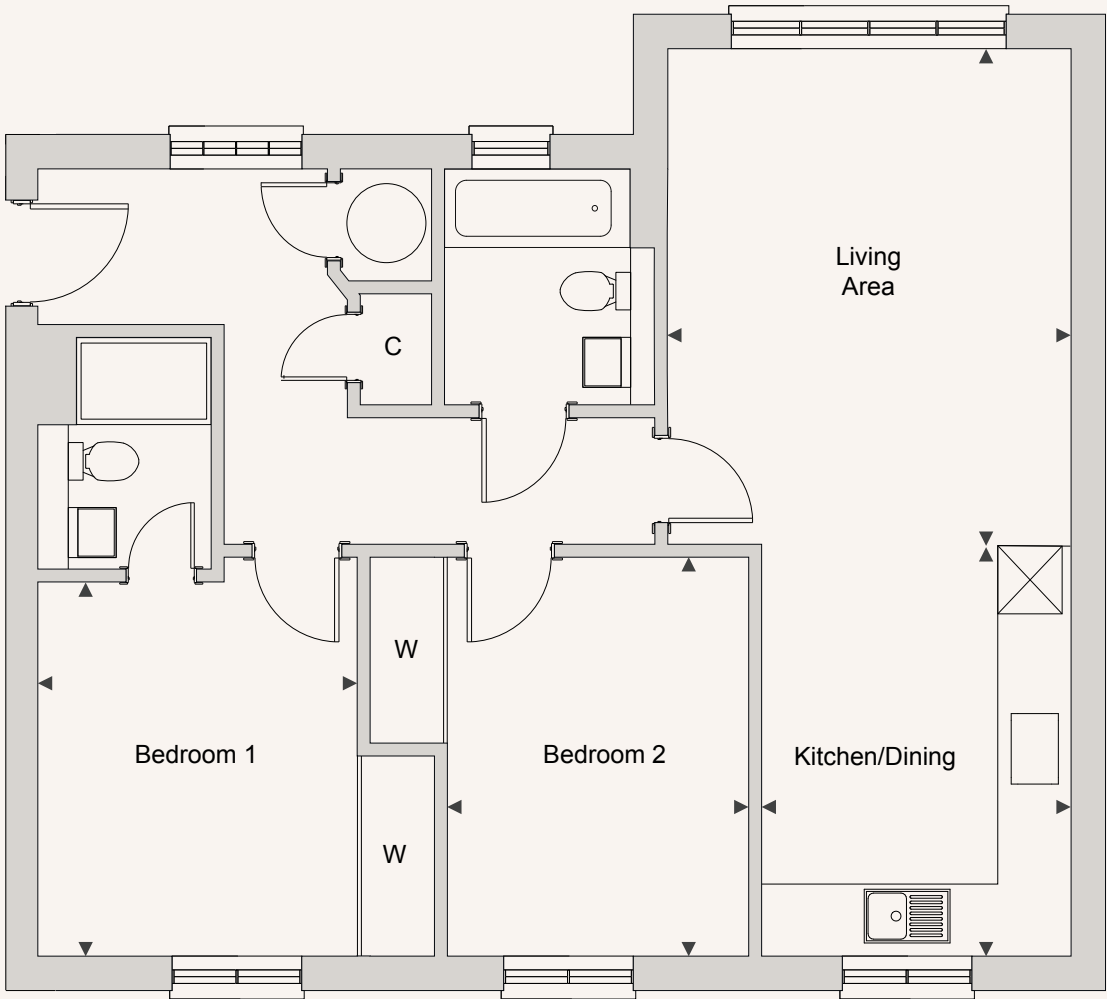
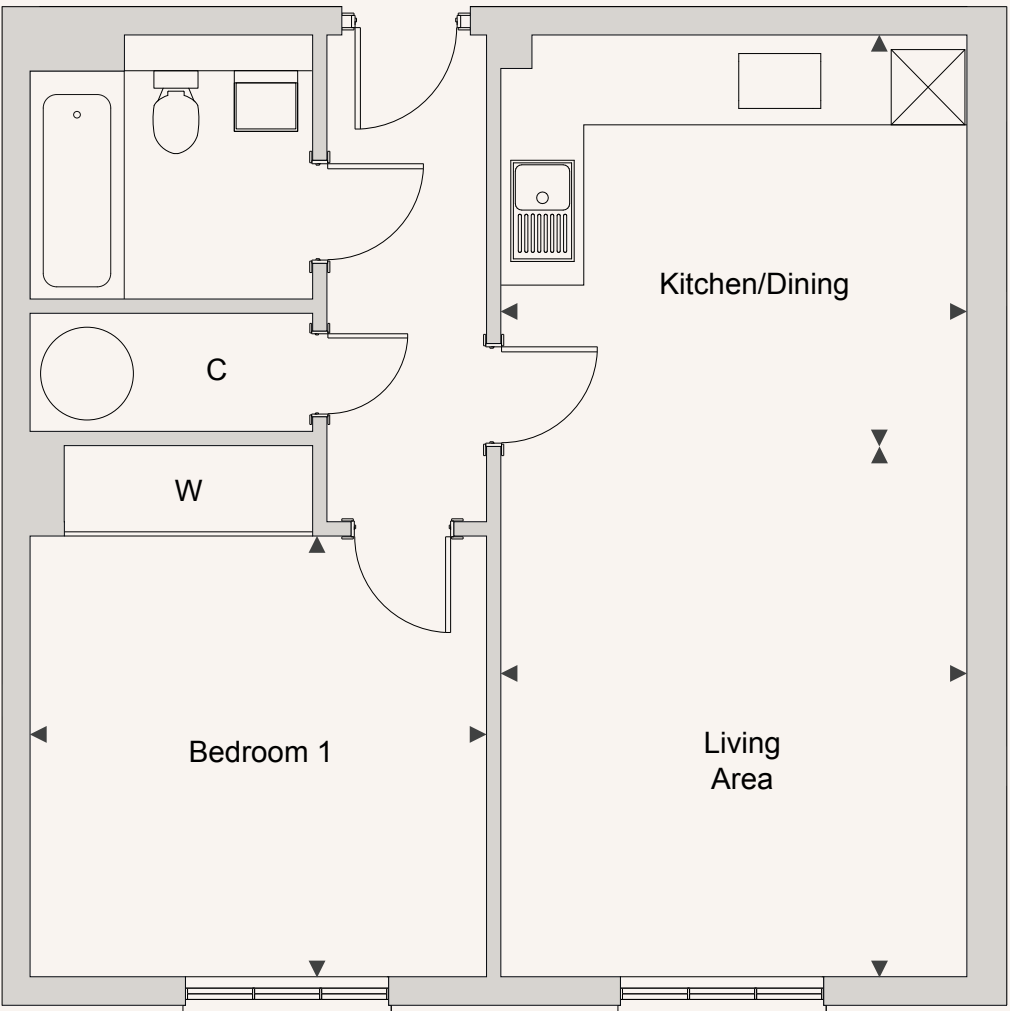


FIRST
FLOOR



Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

FITZALAN HOUSE



APARTMENT 5 – 1 BEDROOM HOME

Kitchen/Dining	3600mm x 3116mm	11'10" x 10'3"
Living Area	3929mm x 3600mm	12'11 x 11'10"
Bedroom 1	3407mm x 3293mm	11'2" x 10'10"

UPPER
GROUND
FLOOR



APARTMENT 6 & 20 – 2 BEDROOM HOMES

Kitchen/Dining	3695mm x 2745mm	12'1" x 9'
Living Area	4533mm x 3615mm	14'10" x 11'10"
Bedroom 1	3388mm x 2900mm	11'1" x 9'6"
Bedroom 2	3600mm x 2800mm	11'10" x 9'2"

NB. Please refer to our sales advisor for apartment 20 hallway configurations.

UPPER
GROUND
FLOOR

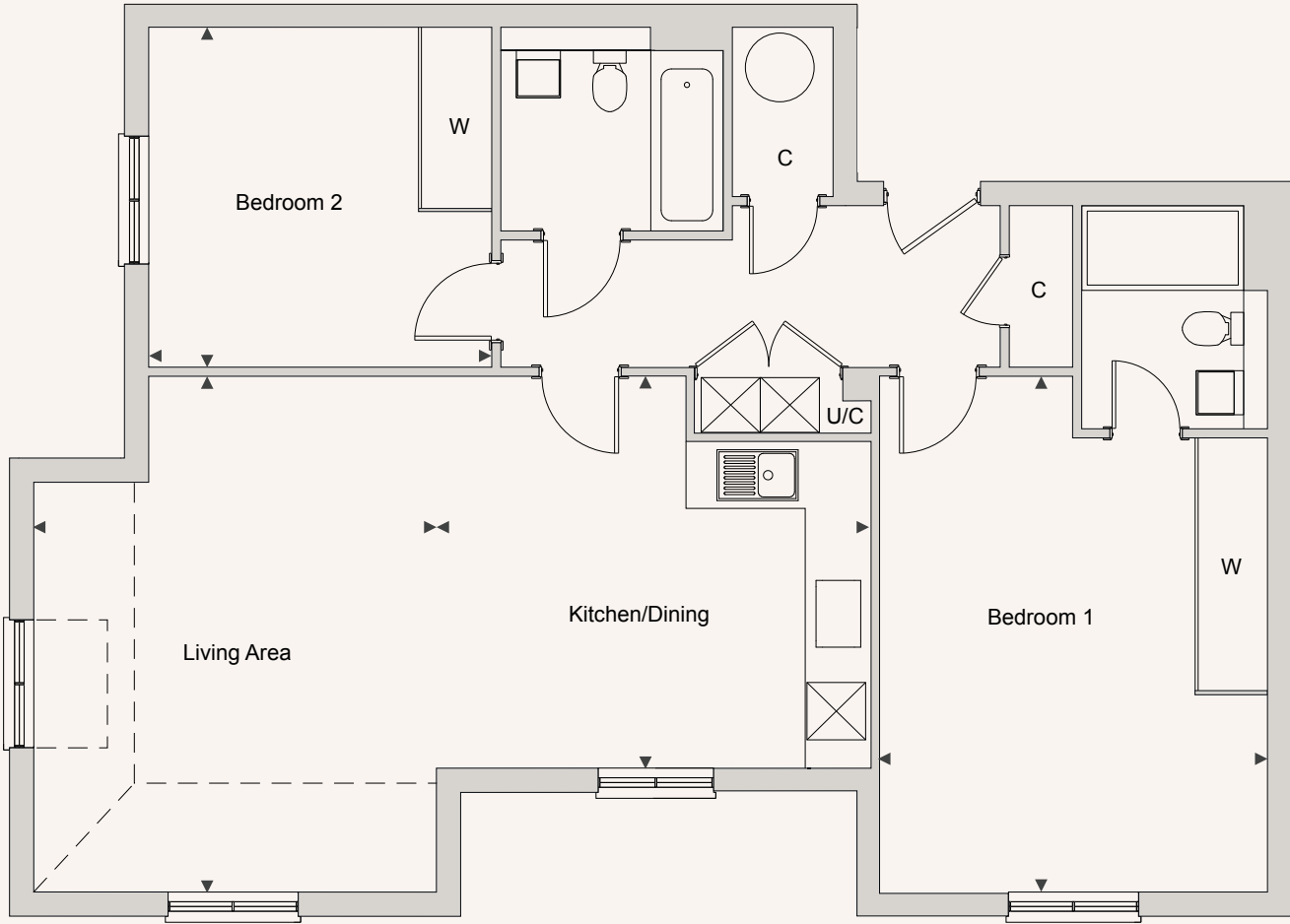
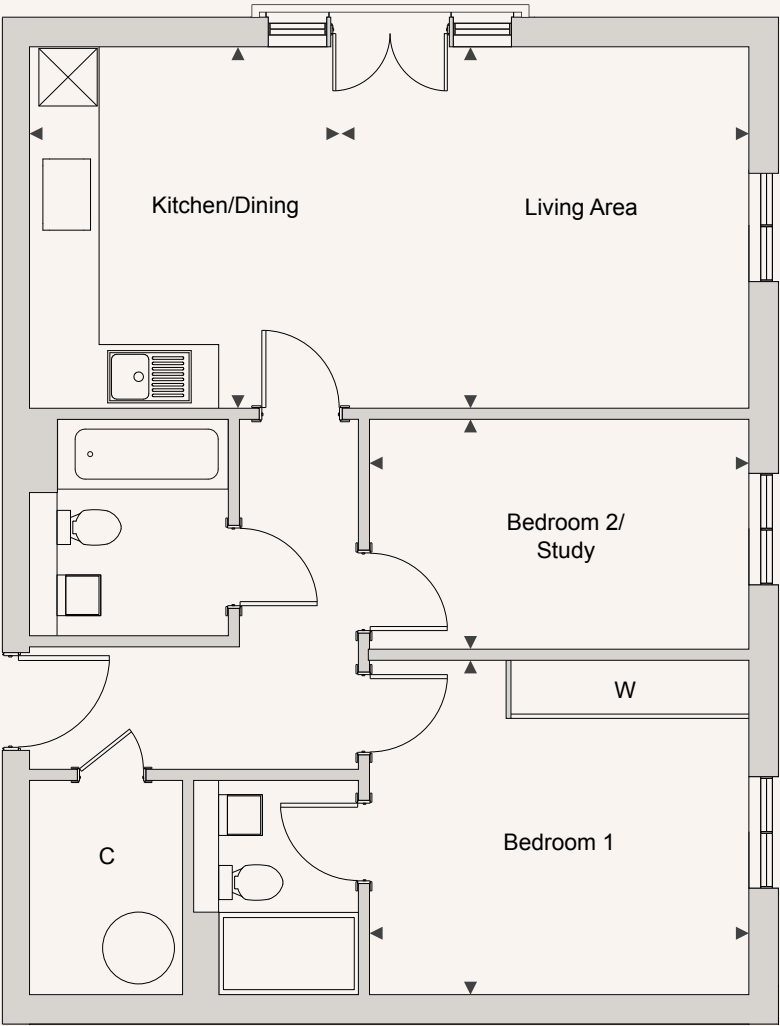


FIRST
FLOOR



Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

FITZALAN HOUSE



APARTMENT 7 – 2 BEDROOM HOME

Kitchen/Dining	3637mm x 2235mm	11'11" x 7'4"
Living Area	4867mm x 3637mm	16' x 11'11"
Bedroom 1	3750mm x 3316mm	12'4" x 10'11"
Bedroom 2/Study	3750mm x 2300mm	12'4" x 7'7"

UPPER
GROUND
FLOOR



Key:

C - Cupboard W - Wardrobe UC - Utility Cupboard

APARTMENT 17 – 2 BEDROOM HOME

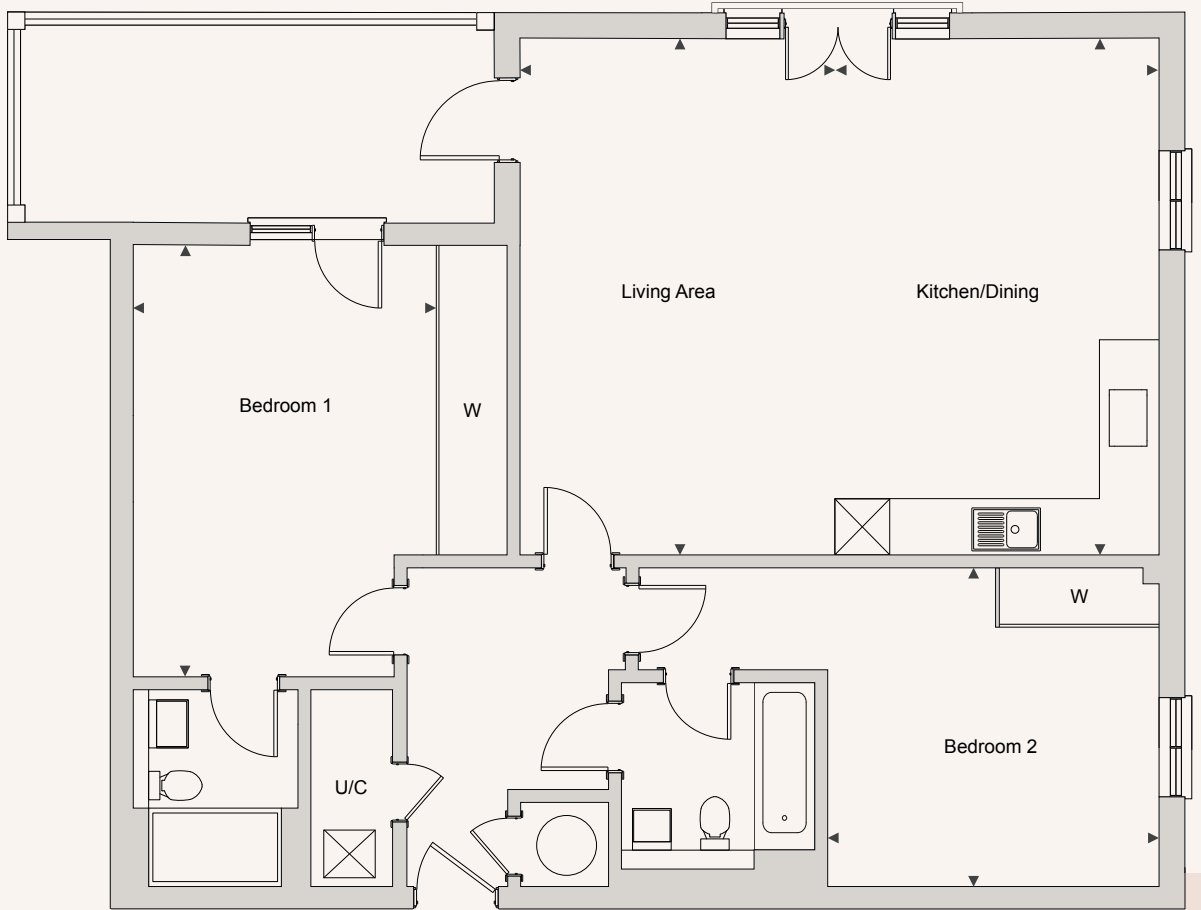
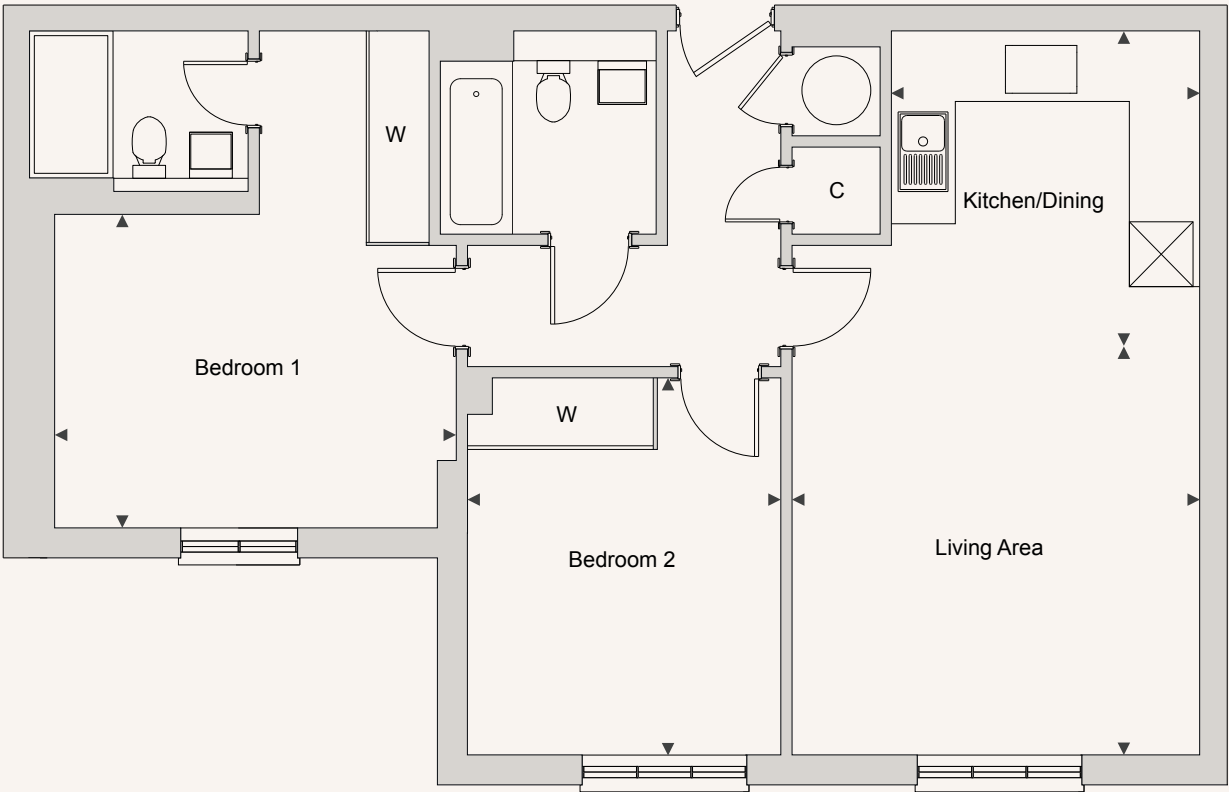
Kitchen/Dining	4165mm x 2955mm	13'8" x 9'8"
Living Area	4875mm x 3840mm	16' x 12'7"
Bedroom 1	4875mm x 3728mm	16' x 12'3"
Bedroom 2	3259mm x 3258mm	10'8" x 10'8"

FIRST
FLOOR



----- Denotes sloping ceiling.

FITZALAN HOUSE



APARTMENT 19 – 2 BEDROOM HOME

Kitchen/Dining	3076mm x 3005mm	10'1" x 9'10"
Living Area	3969mm x 3950mm	13' x 13'
Bedroom 1	3908mm x 3038mm	12'10" x 10'
Bedroom 2	3693mm x 3058mm	12'1" x 10'

FIRST FLOOR



APARTMENT 21 – 2 BEDROOM HOME

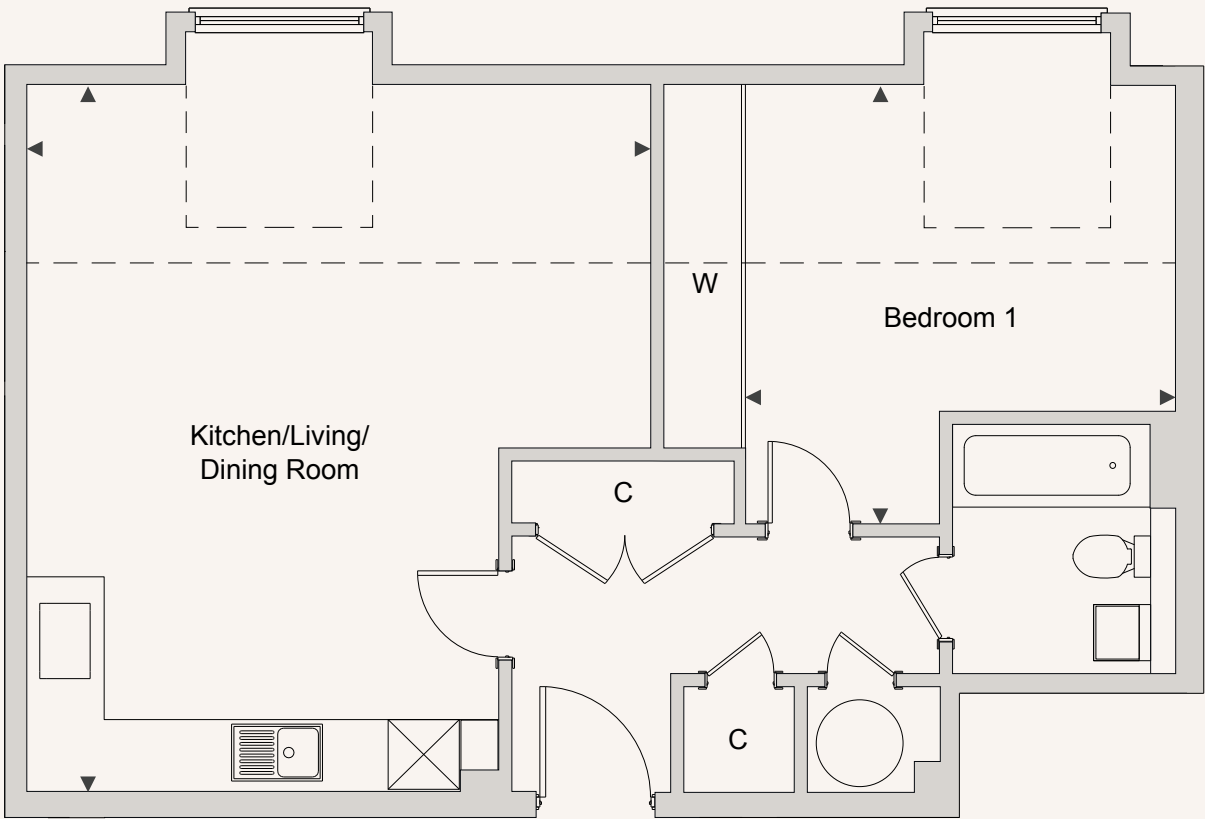
Kitchen/Dining	5790mm x 3600mm	19' x 11'10"
Living Area	5790mm x 3503mm	19' x 11'6"
Bedroom 1	4641mm x 3558mm	15'3" x 11'8"
Bedroom 2	3700mm x 3557mm	12'2" x 11'8"

FIRST FLOOR



Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

FITZALAN HOUSE

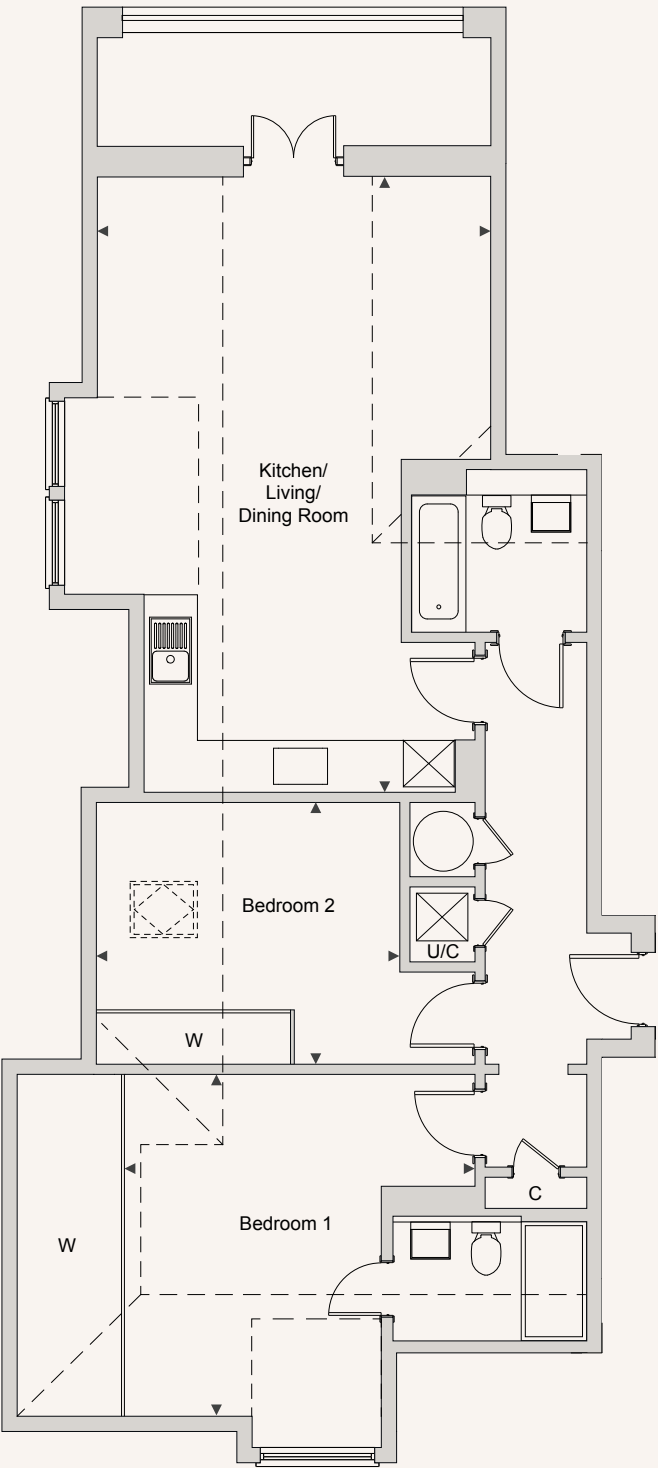
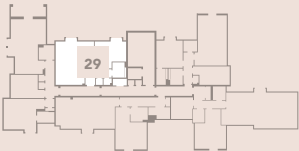


APARTMENT 29 – 1 BEDROOM HOME

Kitchen/Living/ Dining Room	5953mm x 5101mm	19'6" x 16'9"
Bedroom 1	3889mm x 3725mm	12'9" x 12'3"

Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

SECOND
FLOOR



APARTMENT 30 – 2 BEDROOM HOME

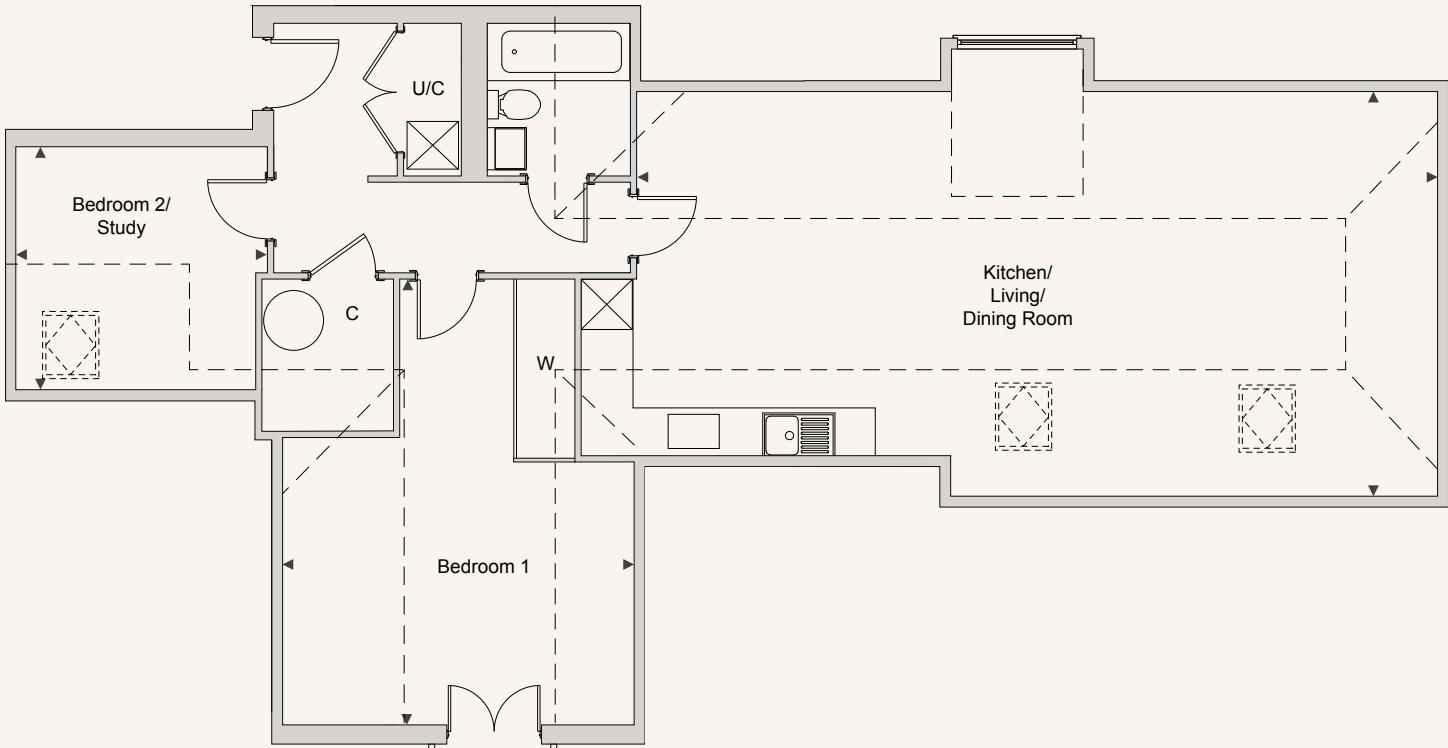
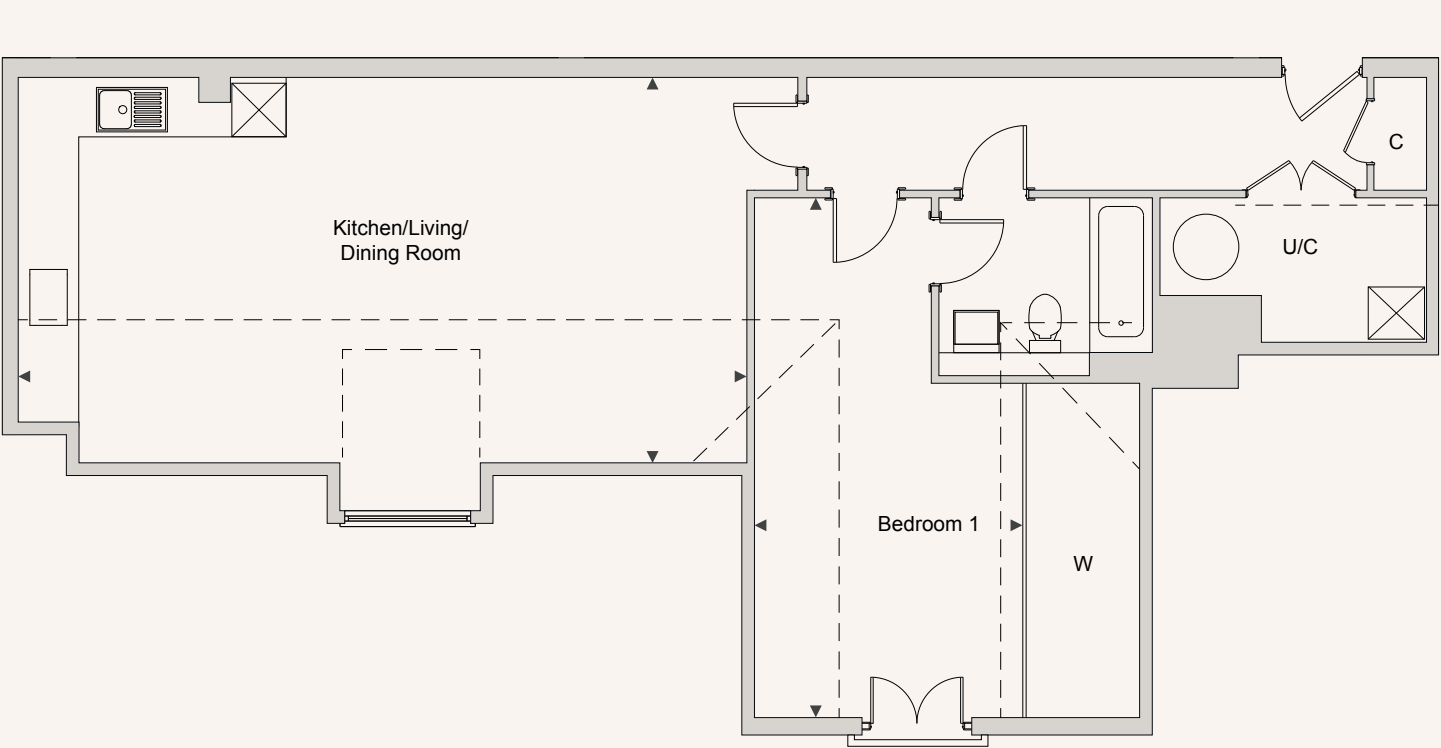
Kitchen/Living/ Dining Room	7596mm x 4849mm	24'11" x 15'11"
Bedroom 1	4718mm x 4201mm	15'6" x 13'9"
Bedroom 2	3736mm x 3302mm	12'3" x 10'10"

SECOND
FLOOR



----- Denotes sloping ceiling.

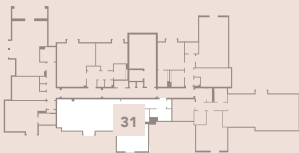
FITZALAN HOUSE



APARTMENT 31 – 1 BEDROOM HOME

Kitchen/Living/ Dining Room	8134mm x 4231mm	26'8" x 13'11"
Bedroom 1	5725mm x 3274mm	18'9" x 10'7"

SECOND
FLOOR



APARTMENT 32 – 2 BEDROOM HOME

Kitchen/Living/ Dining Room	9843mm x 4849mm	32'3" x 15'11"
Bedroom 1	5425mm x 4249mm	17'10" x 13'11"
Bedroom 2/Study	3180mm x 2918mm	10'5" x 9'7"

SECOND
FLOOR

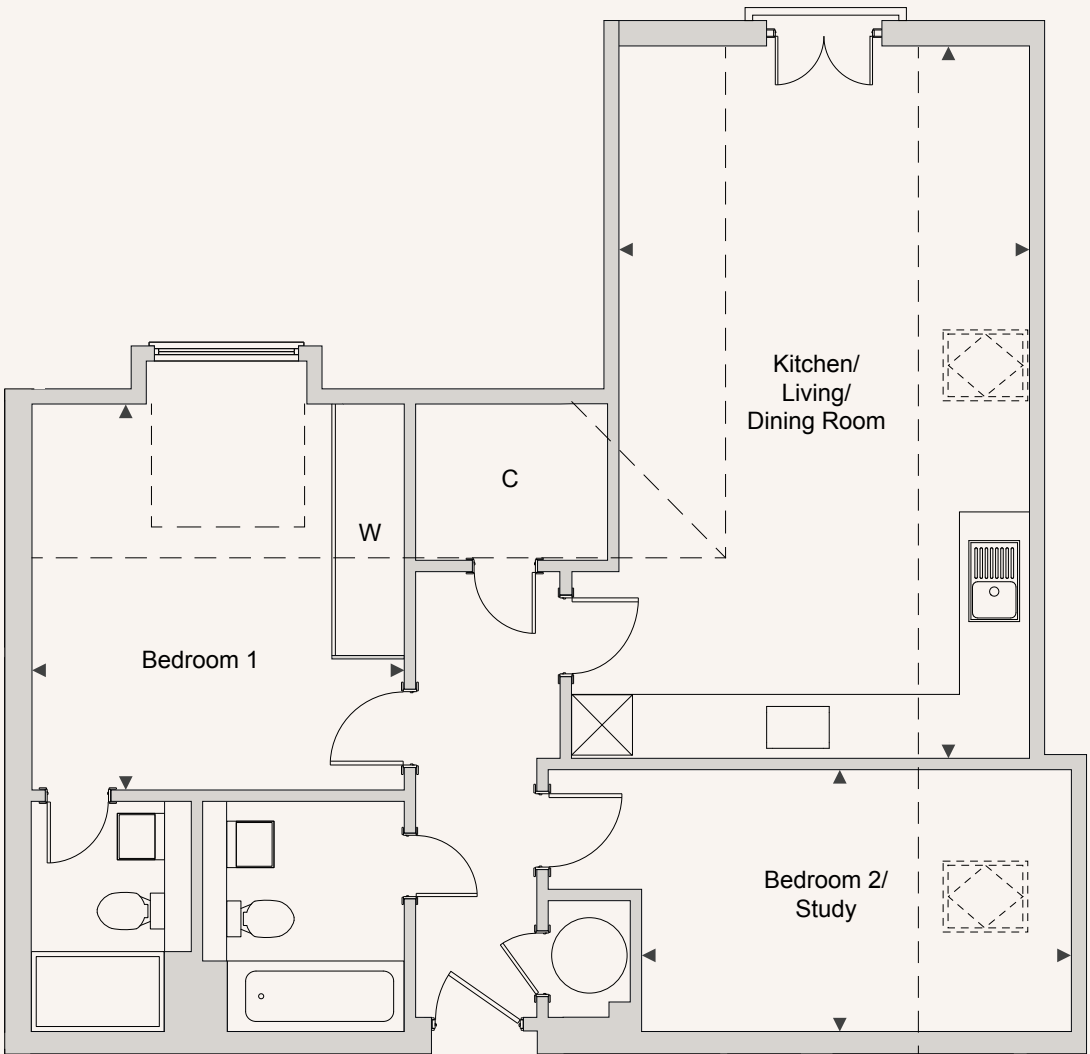


Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

----- Denotes sloping ceiling.

----- Denotes sloping ceiling.

FITZALAN HOUSE



APARTMENT 33 – 2 BEDROOM HOME

Kitchen/Living/ Dining Room	6947mm x 4099mm	22'10" x 13'5"
Bedroom 1	3746mm x 3732mm	12'3" x 12'3"
Bedroom 2/Study	4150mm x 2400mm	13'7" x 7'10"

Key:
C - Cupboard W - Wardrobe UC - Utility Cupboard

SECOND
FLOOR



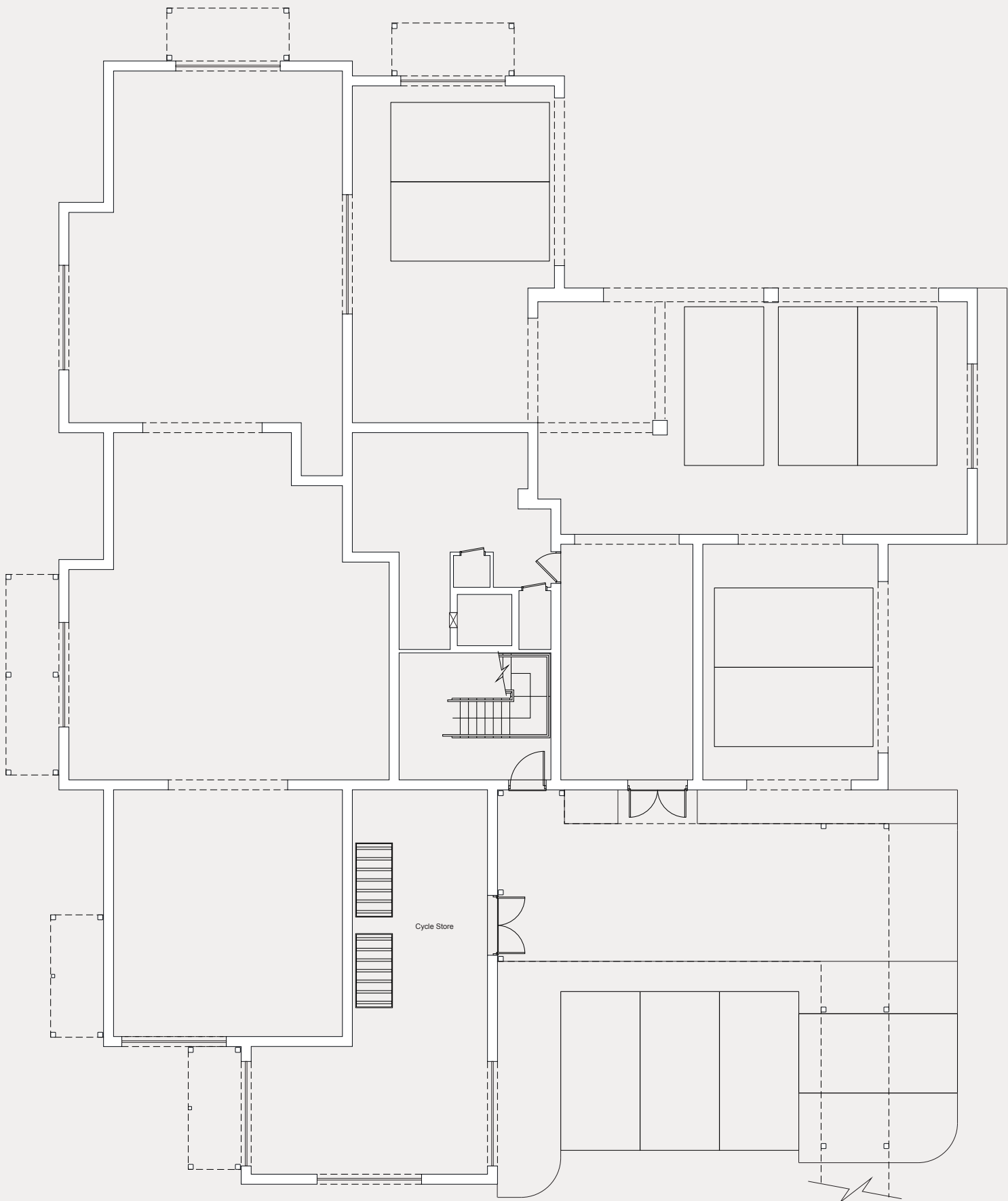
---- Denotes sloping ceiling.



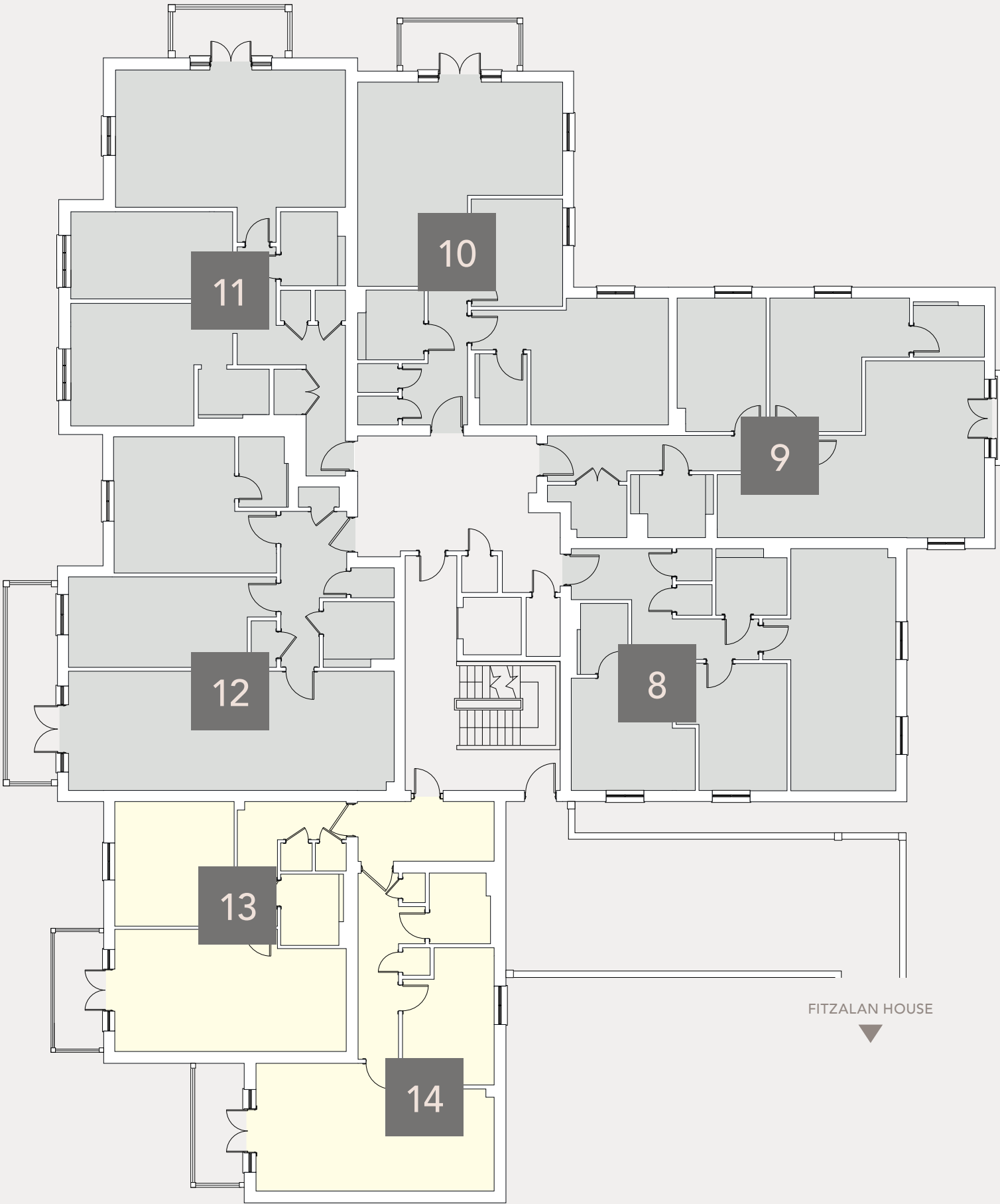


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LOUVAIN HOUSE
LOWER GROUND FLOOR

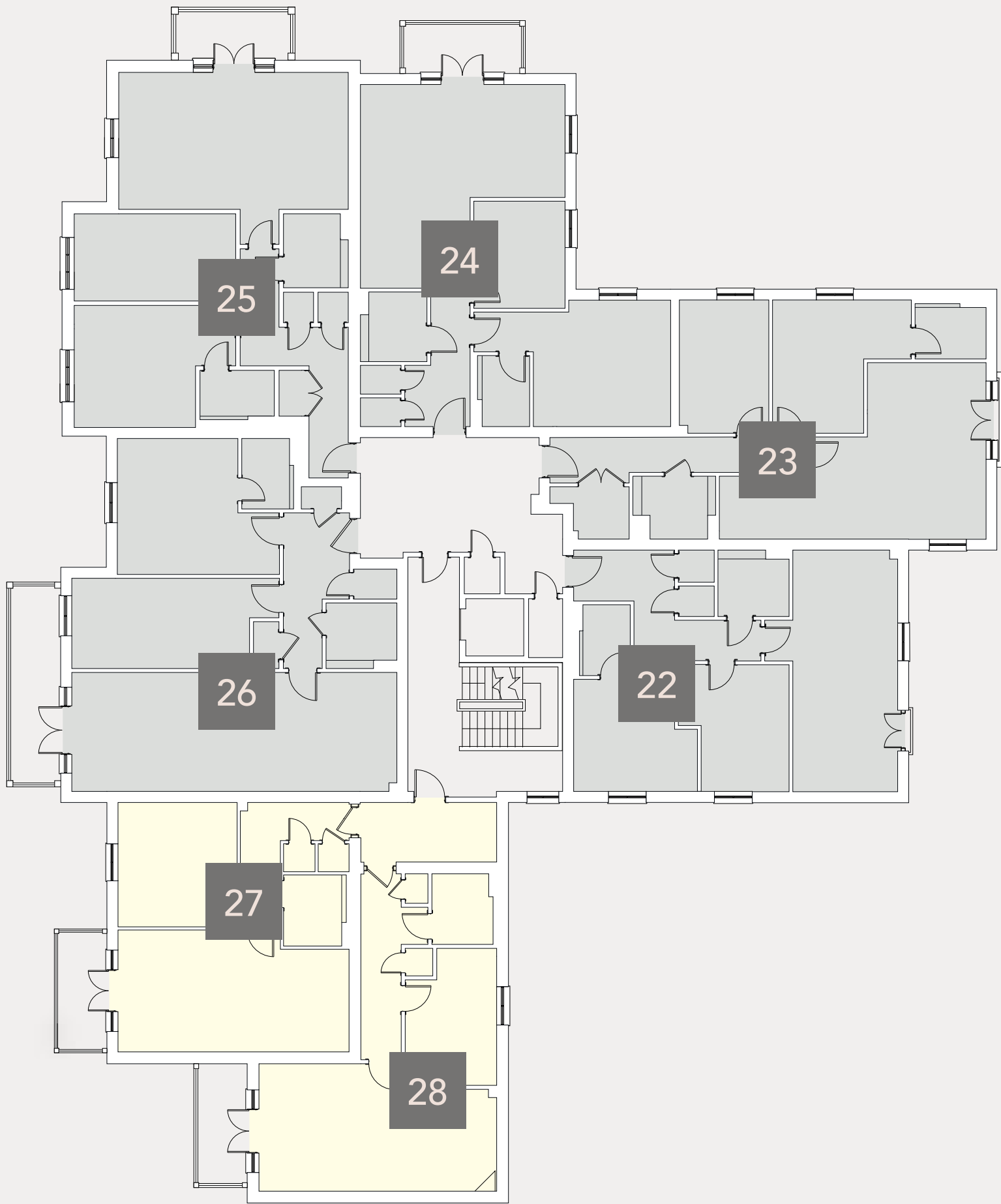


LOUVAIN HOUSE
UPPER GROUND FLOOR



Key:
1 bedroom home
2 bedroom home

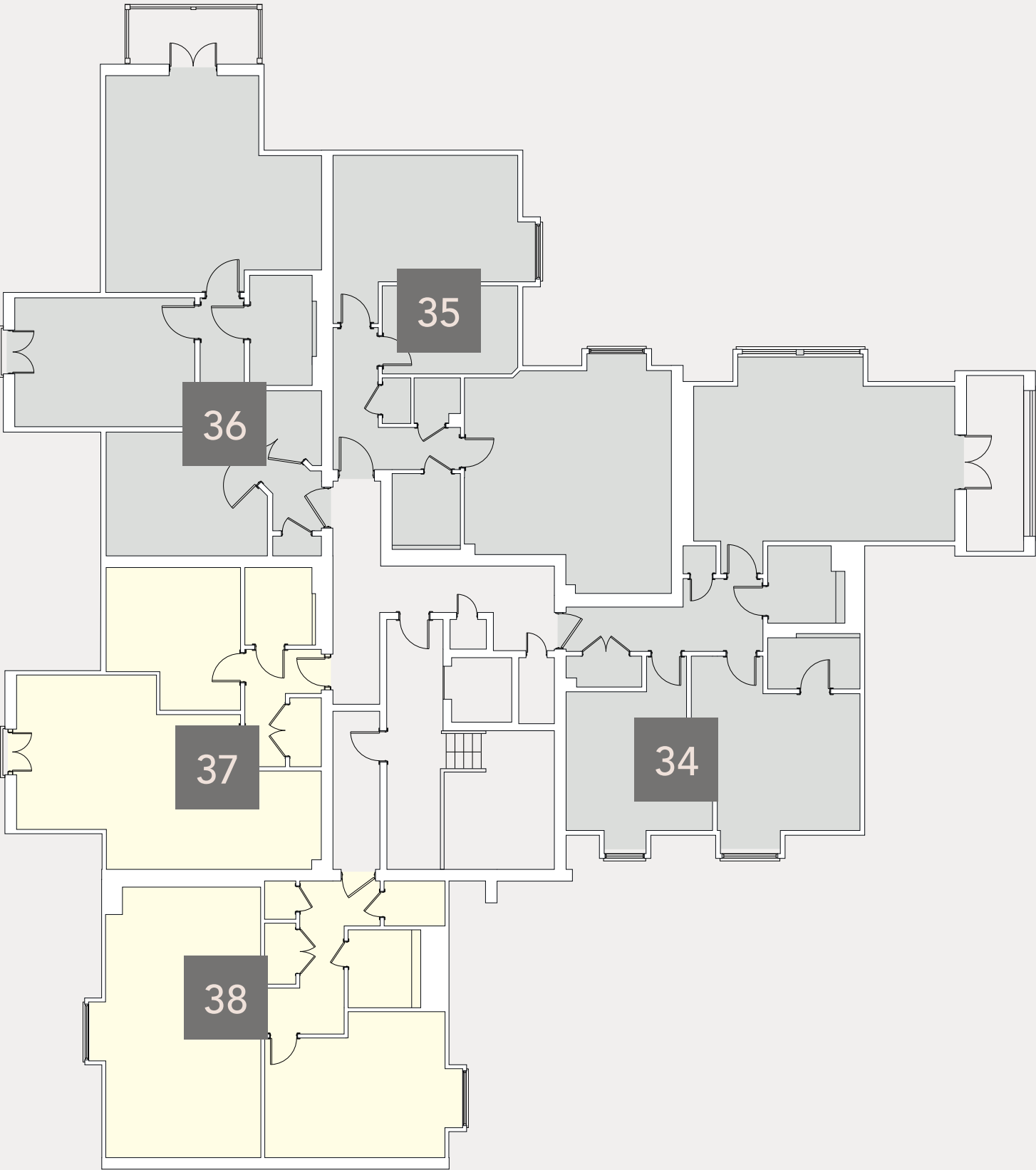
LOUVAIN HOUSE
FIRST FLOOR



Key:
 1 bedroom home
 2 bedroom home

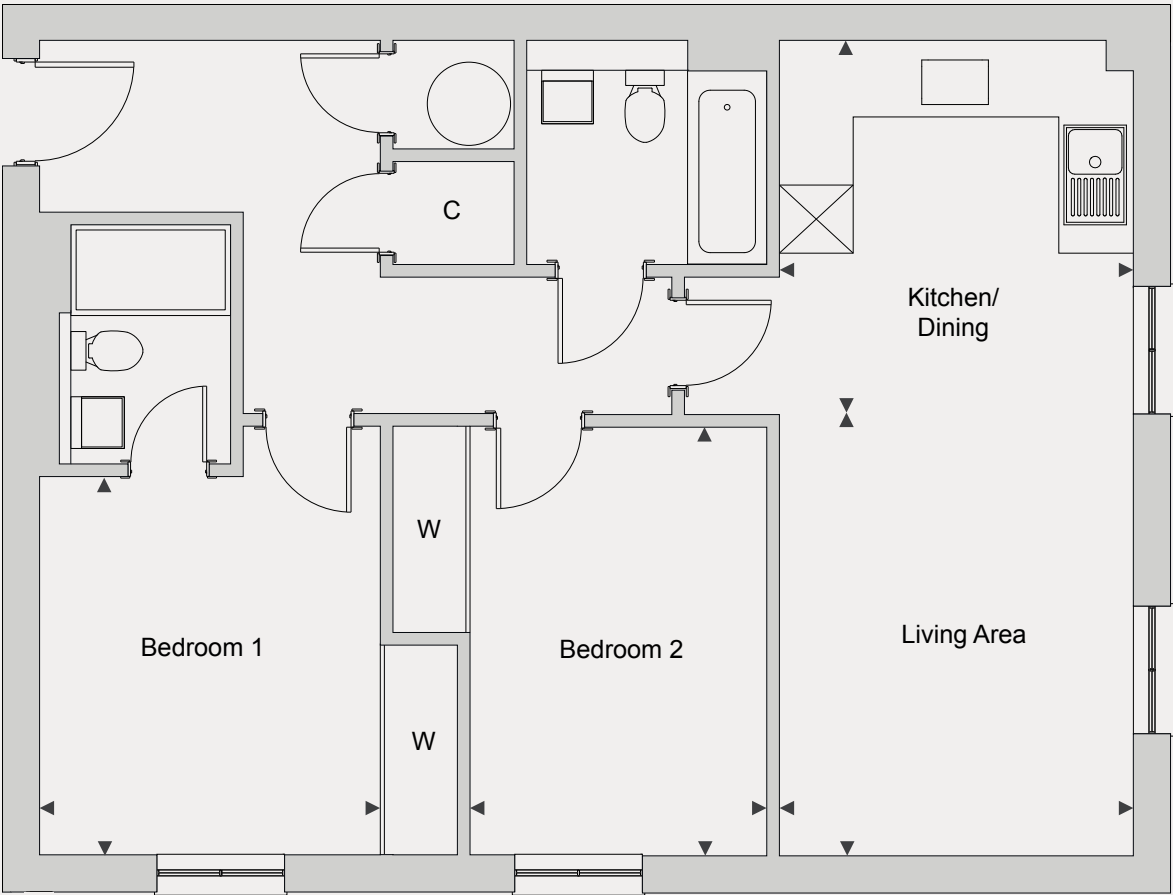
LOUVAIN HOUSE

SECOND FLOOR

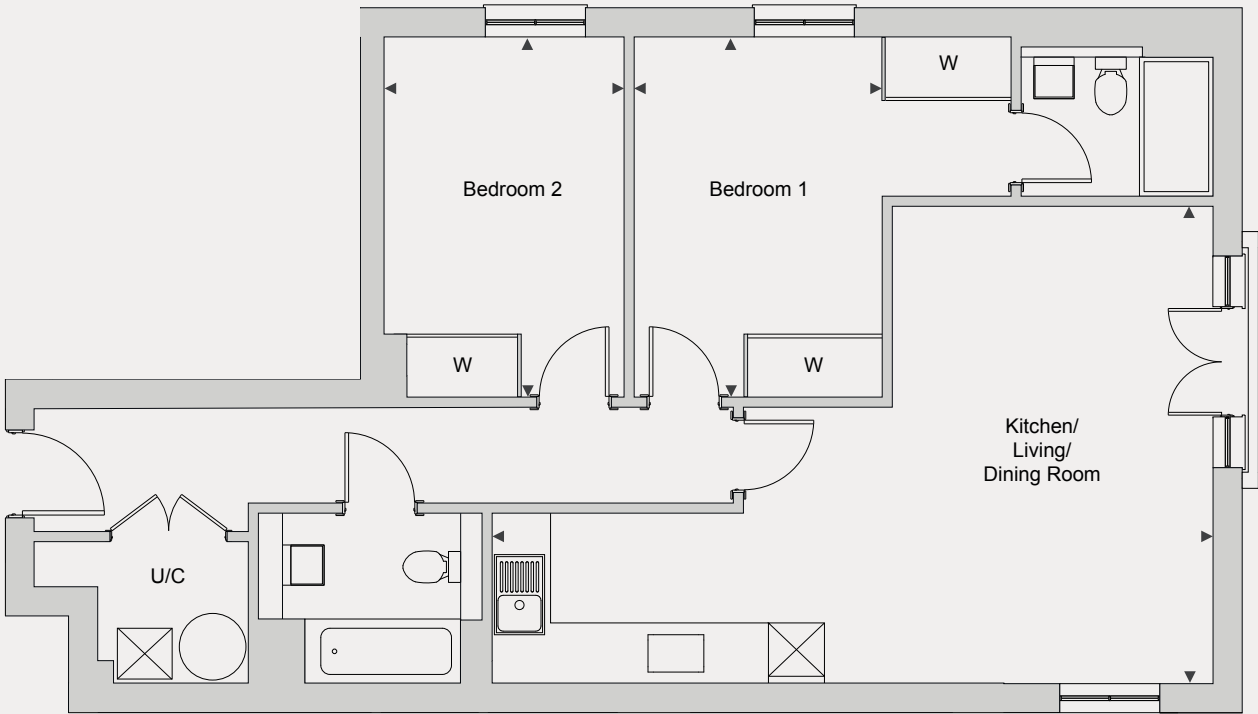


Key:
1 bedroom home
2 bedroom home

LOUVAIN HOUSE



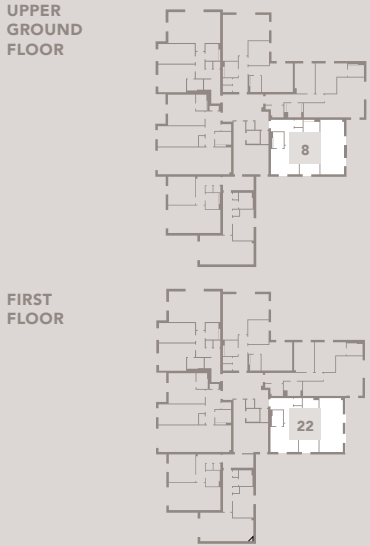
* Apartment 22 has a Juliet balcony



APARTMENT 8 & 22 – 2 BEDROOM HOMES

Kitchen/Dining	3257mm x 3100mm	10'8" x 10'2"
Living Area	3823mm x 3100mm	12'6" x 10'2"
Bedroom 1	3278mm x 2966mm	10'9" x 9'9"
Bedroom 2	3728mm x 2599mm	12'3" x 8'6"

Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

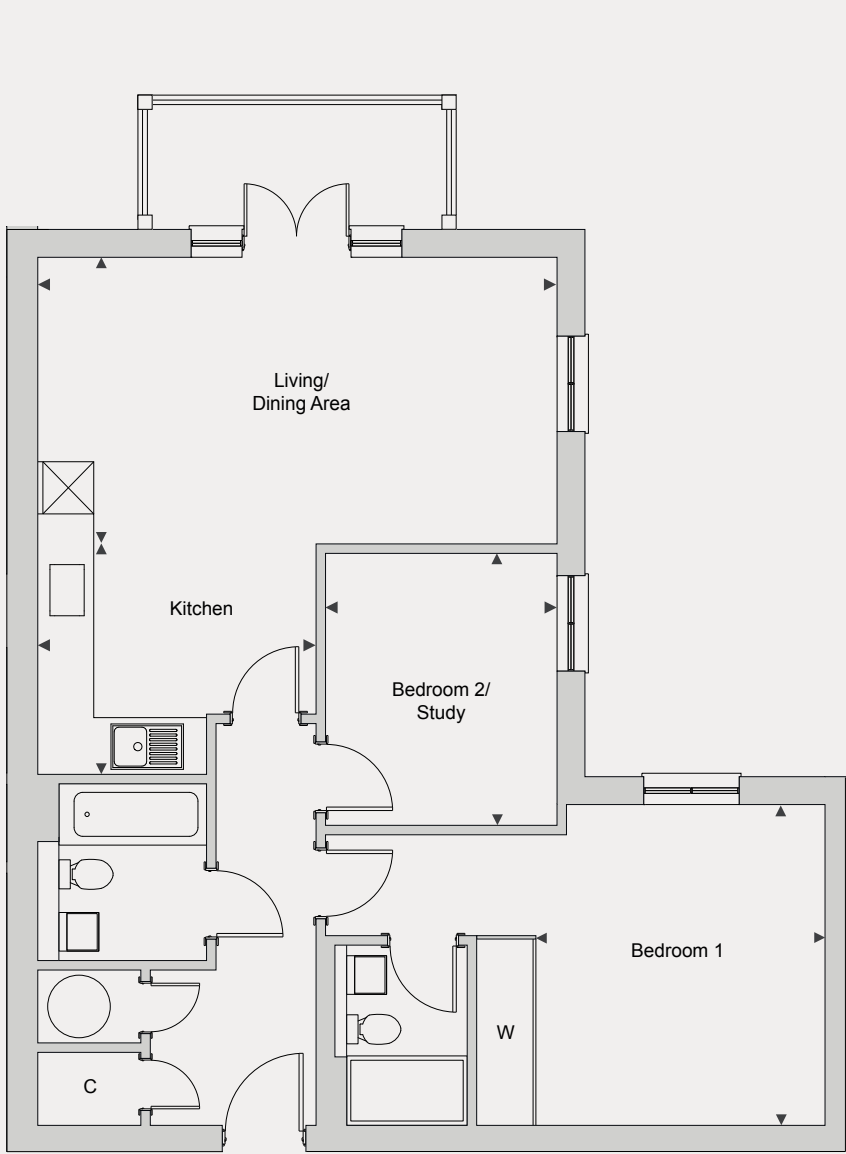


APARTMENT 9 & 23 – 2 BEDROOM HOMES

Kitchen/Living/ Dining Room	7686mm x 5245mm	25'3" x 17'2"
Bedroom 1	3978mm x 2760mm	13'1" x 9'1"
Bedroom 2	3978mm x 2650mm	13'1" x 8'8"



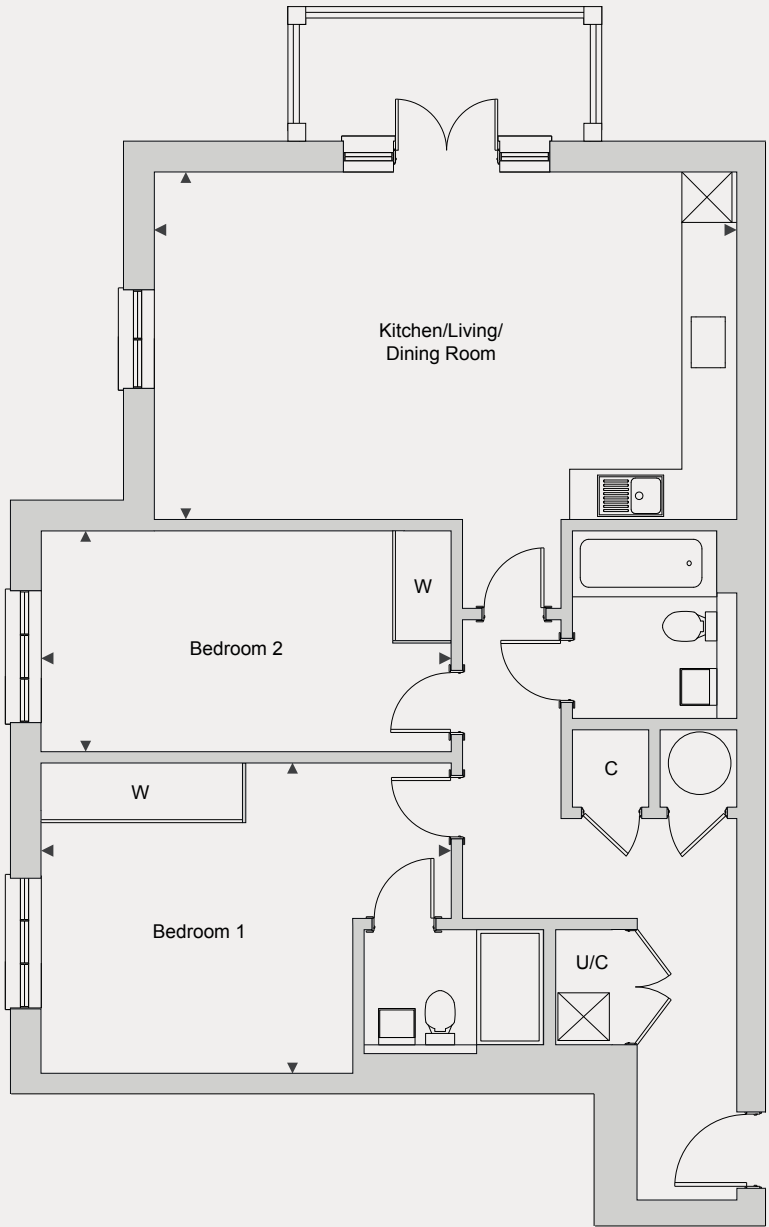
LOUVAIN HOUSE



APARTMENT 10 & 24 – 2 BEDROOM HOMES

Kitchen	3257mm x 2046mm	10'8" x 6'9"
Living/Dining Area	6067mm x 3346mm	19'11" x 11'
Bedroom 1	3728mm x 3292mm	12'3" x 10'10"
Bedroom 2/Study	3196mm x 2715mm	10'6" x 8'11"

Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

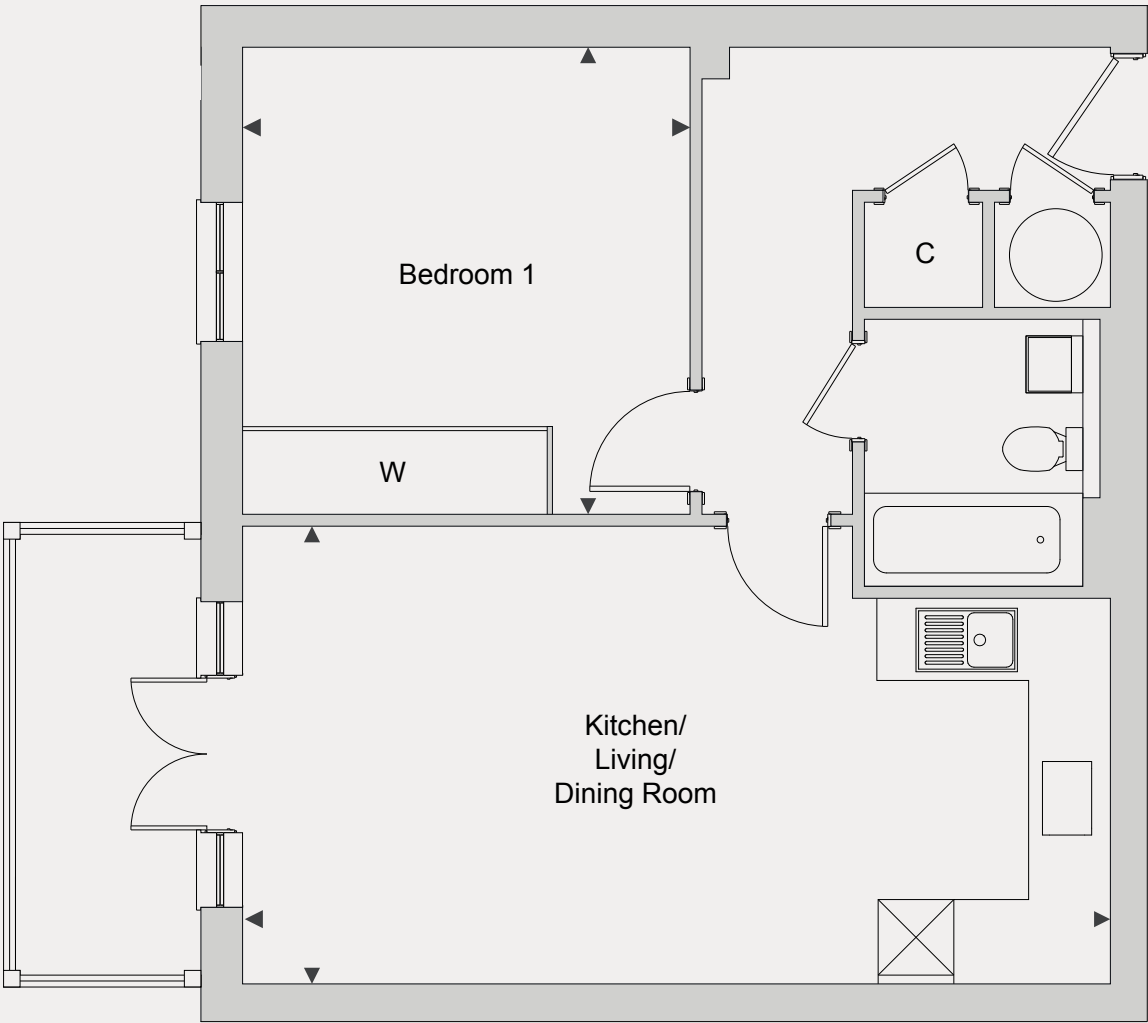
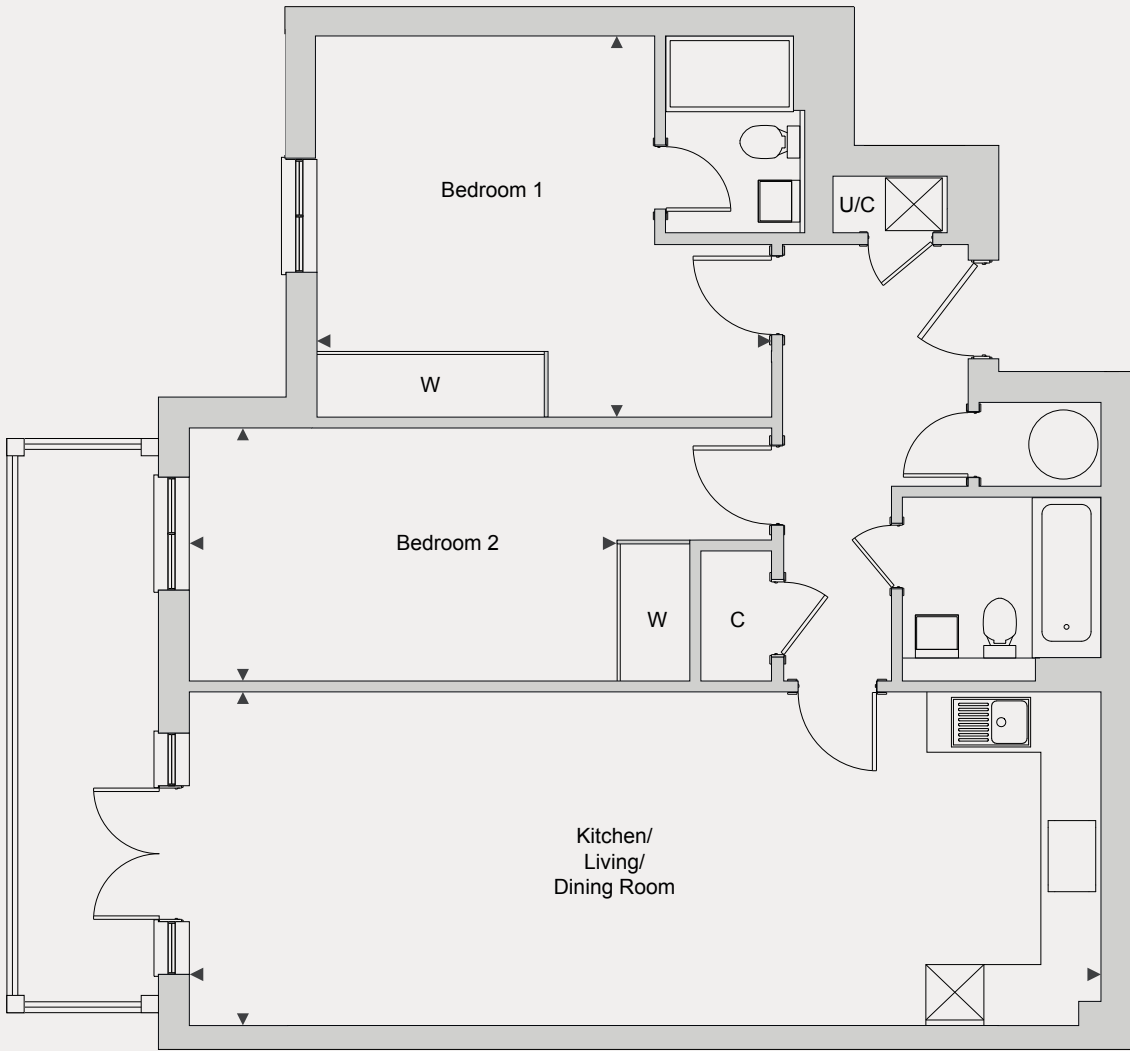


APARTMENT 11 & 25 – 2 BEDROOM HOMES

Kitchen/Living/Dining Room	6878mm x 4180mm	22'7" x 13'9"
Bedroom 1	4875mm x 3595mm	16' x 11'10"
Bedroom 2	4875mm x 2625mm	16' x 8'7"



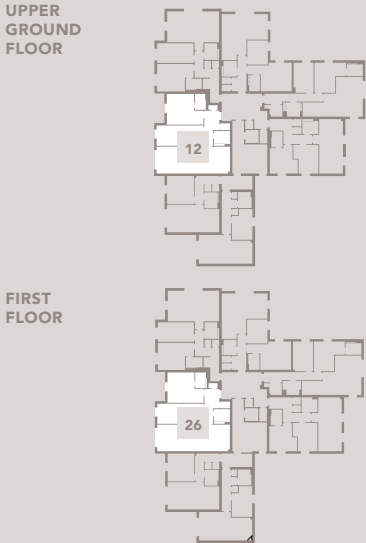
LOUVAIN HOUSE



APARTMENT 12 & 26 – 2 BEDROOM HOMES

Kitchen/Living/ Dining Room	9641mm x 3525mm	31'8" x 11'7"
Bedroom 1	4789mm x 4045mm	15'9" x 13'3"
Bedroom 2	4844mm x 2695mm	15'11" x 8'10"

Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

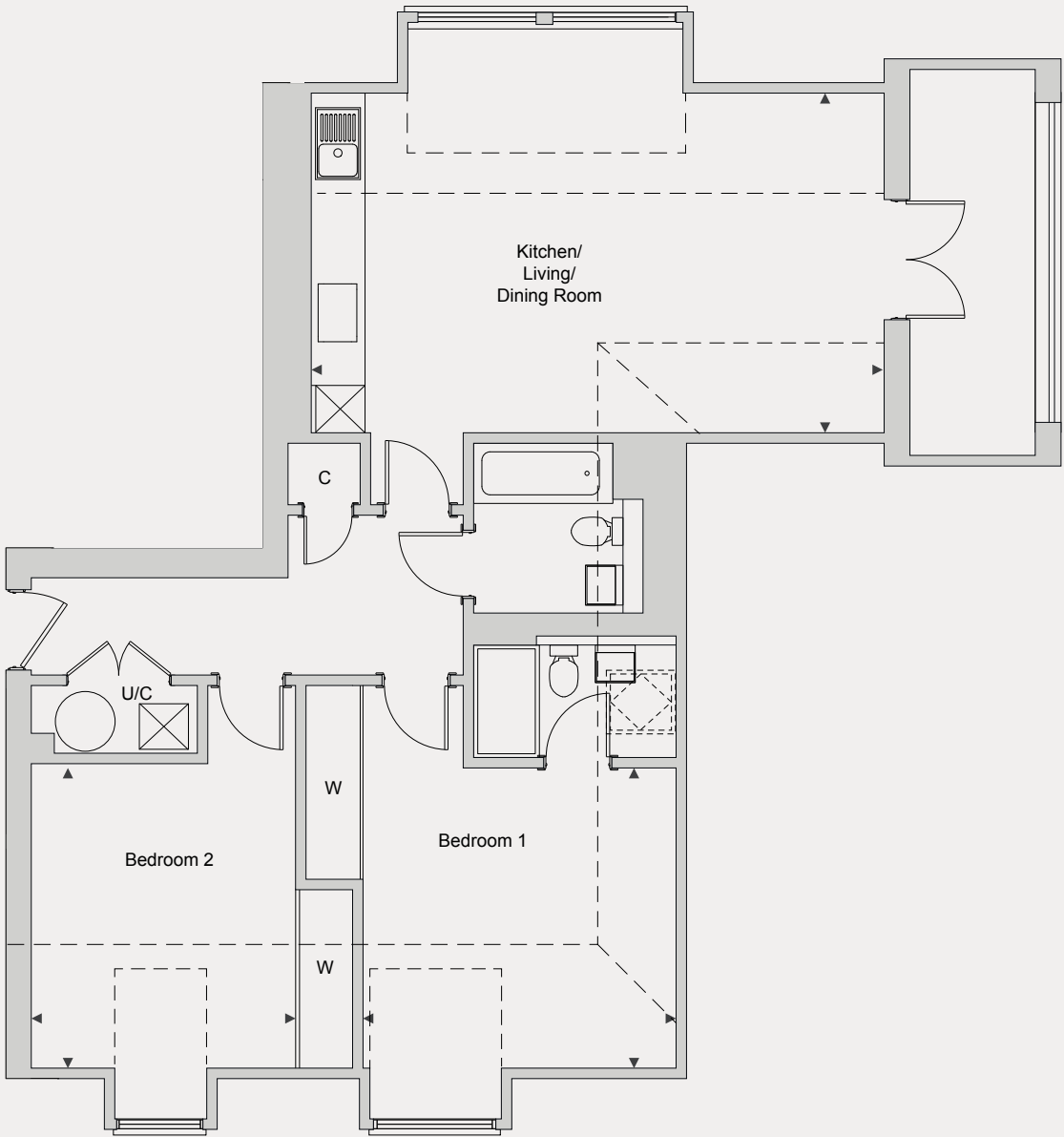
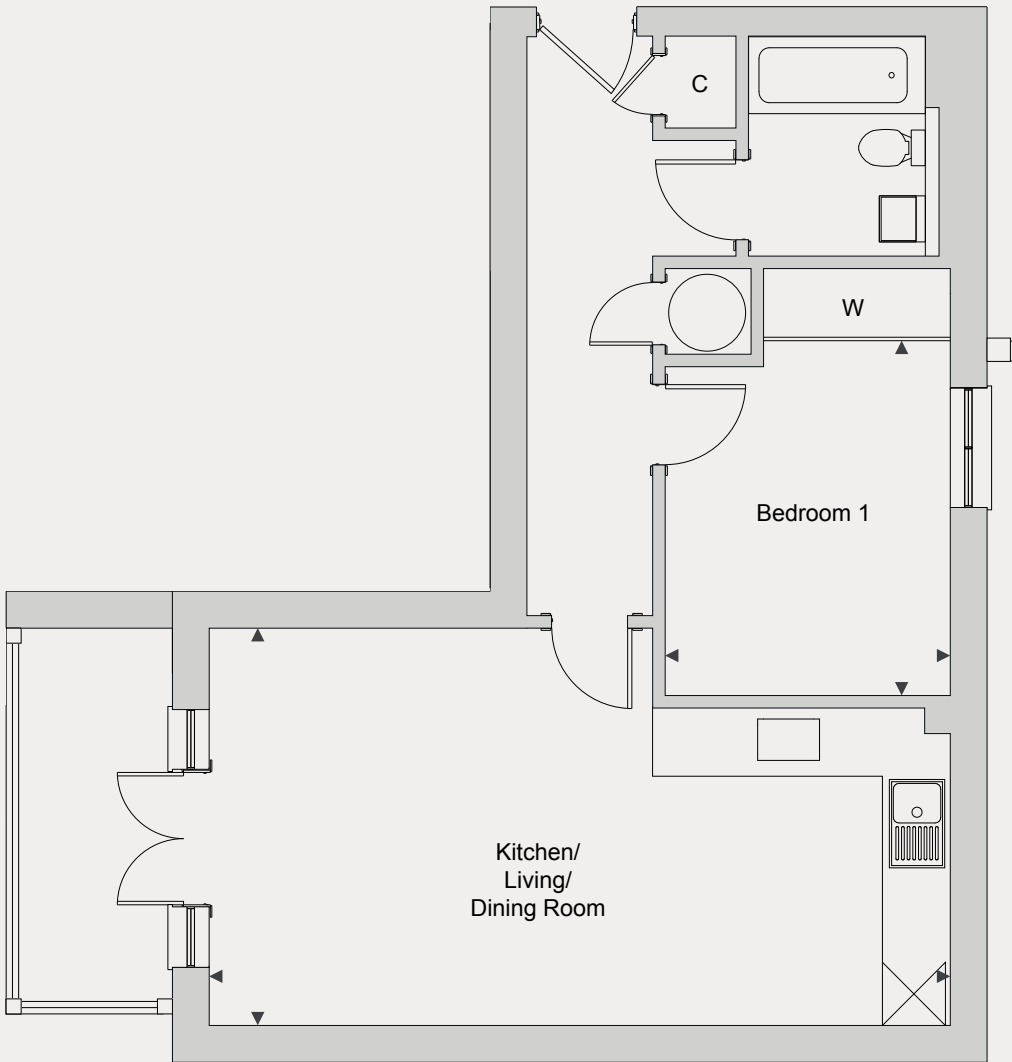


APARTMENT 13 & 27 – 1 BEDROOM HOMES

Kitchen/Living/ Dining Room	6878mm x 3615mm	22'7" x 11'10"
Bedroom 1	3708mm x 3525mm	12'2" x 11'7"



LOUVAIN HOUSE



APARTMENT 14 & 28 – 1 BEDROOM HOMES

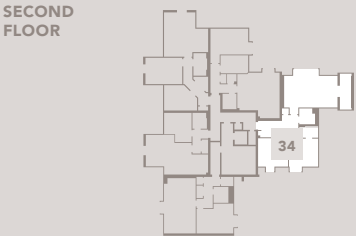
Kitchen/Living/ Dining Room	7103mm x 3818mm	23'4" x 12'6"
Bedroom 1	3410mm x 2725mm	11'2" x 8'11"

NB. Please refer to our sales advisor for Apartment 28 window configuration.



APARTMENT 34 – 2 BEDROOM HOME

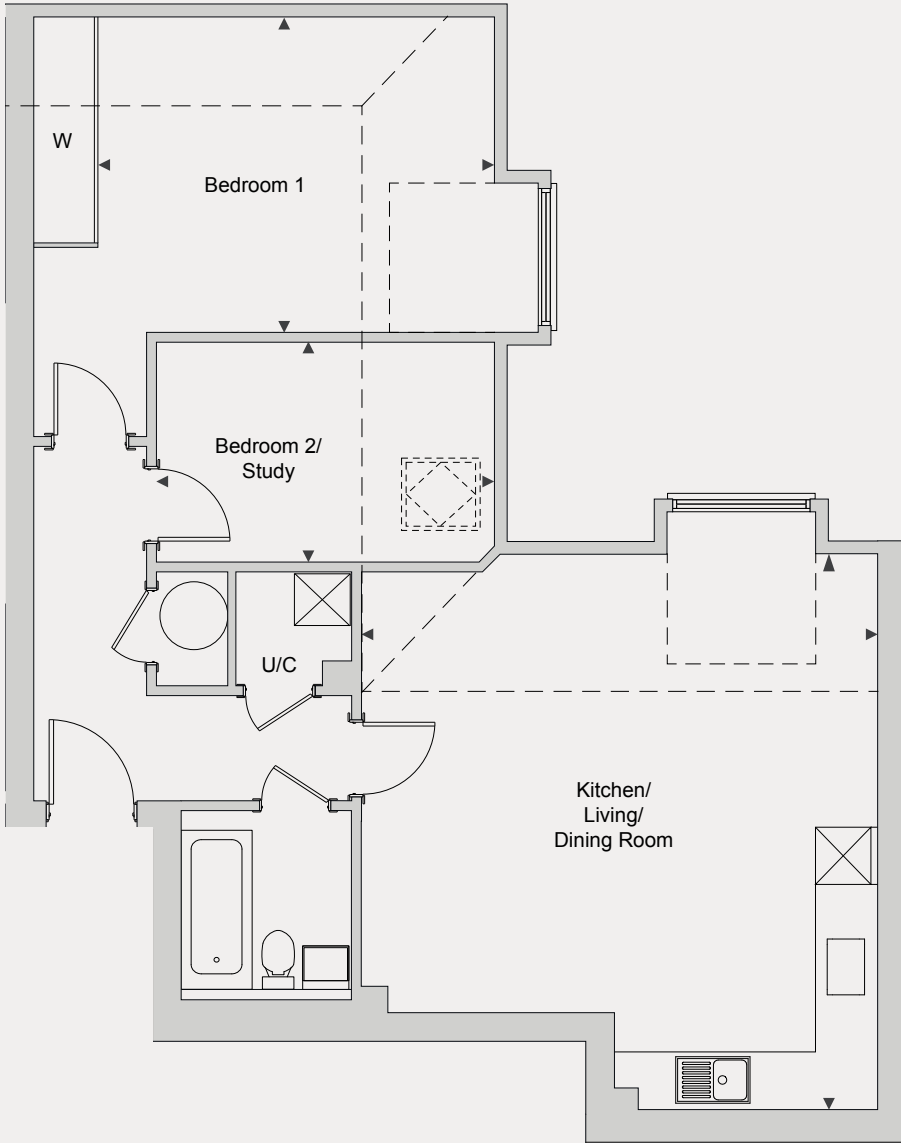
Kitchen/Living/ Dining Room	7025mm x 4213mm	23'1" x 13'10"
Bedroom 1	3823mm x 3658mm	12'7" x 12'
Bedroom 2	3713mm x 3210mm	12'2" x 10'6"



Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

----- Denotes sloping ceiling.

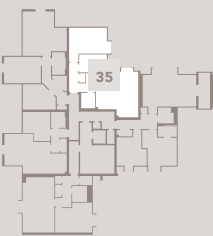
LOUVAIN HOUSE



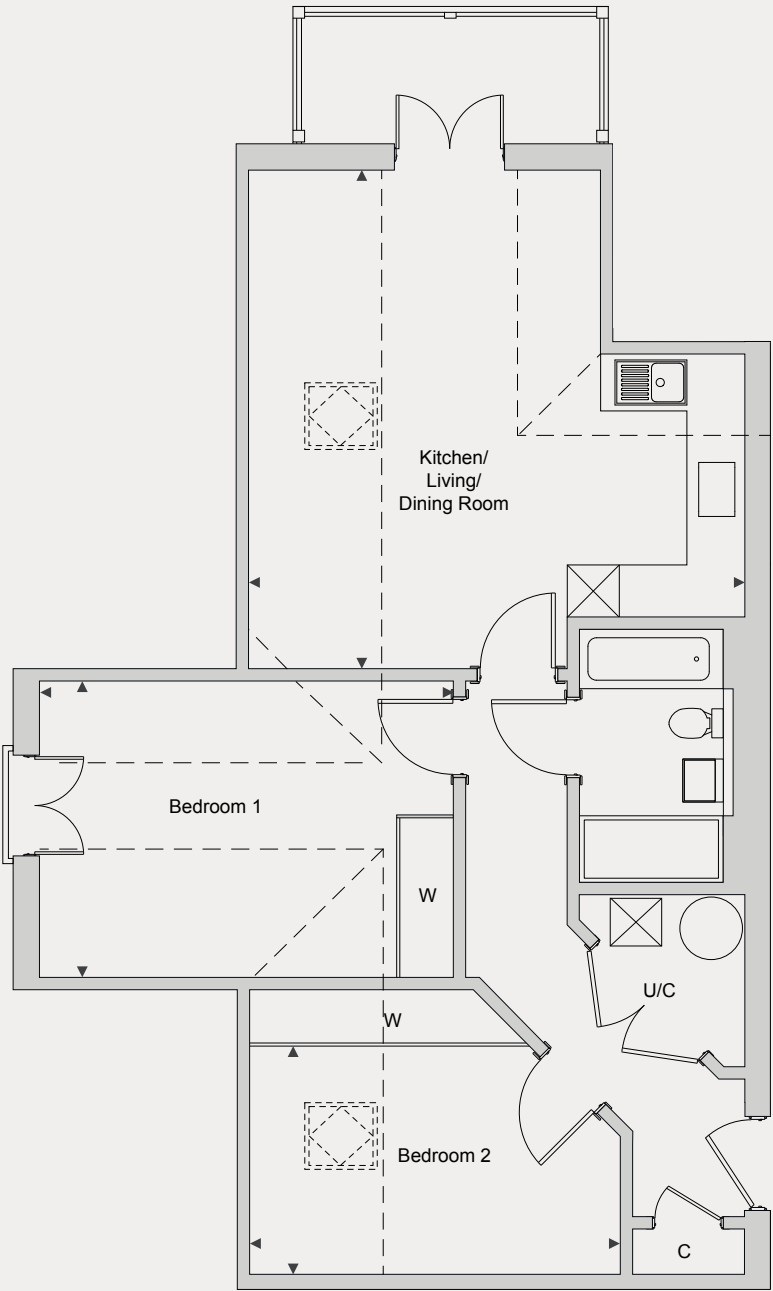
APARTMENT 35 – 2 BEDROOM HOME

Kitchen/Living/ Dining Room	5976mm x 5289mm	19'7" x 17'4"
Bedroom 1	4246mm x 3306mm	13'11" x 10'10"
Bedroom 2/Study	3646mm x 2522mm	12' x 8'3"

Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

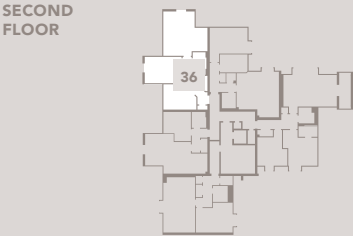


----- Denotes sloping ceiling.



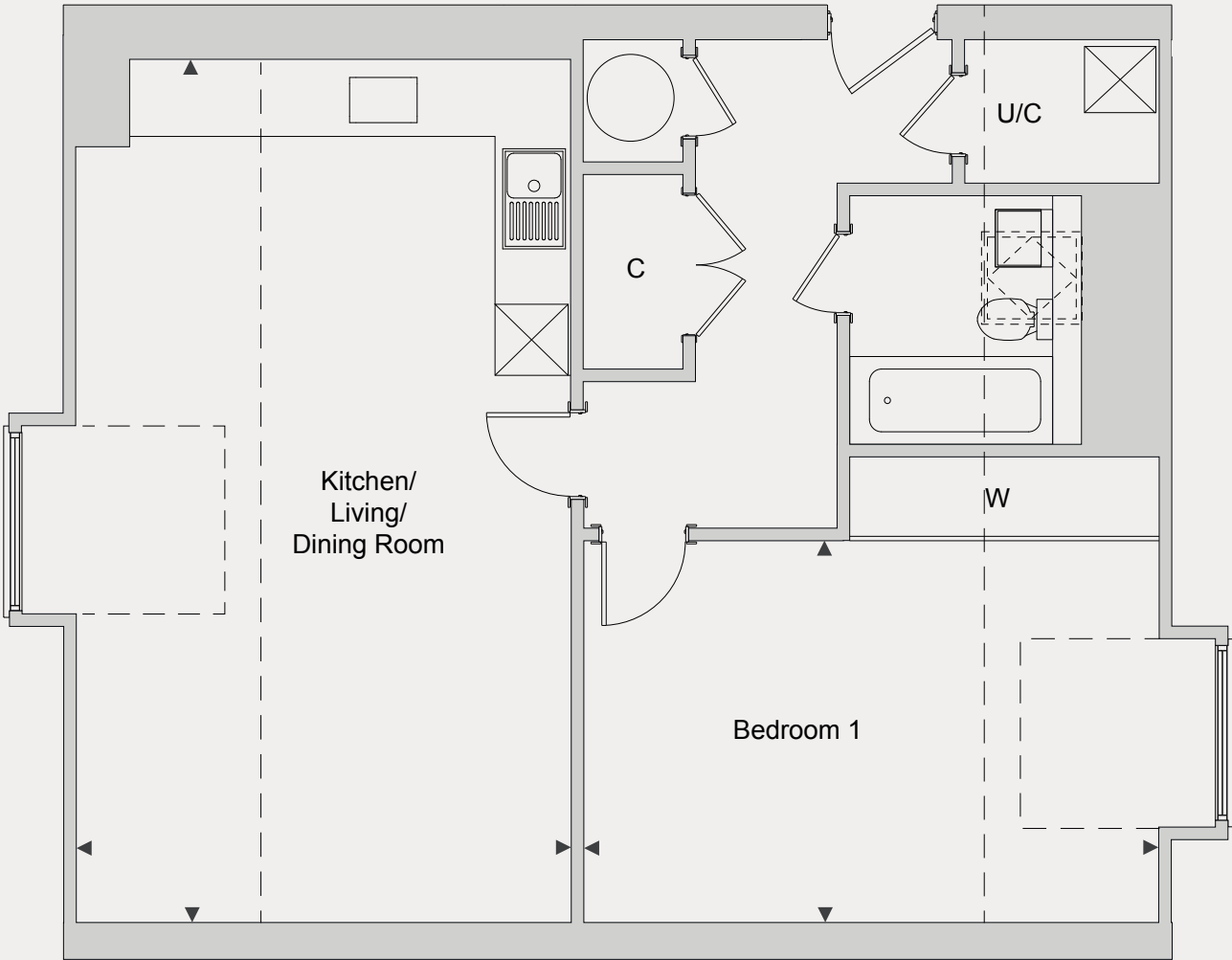
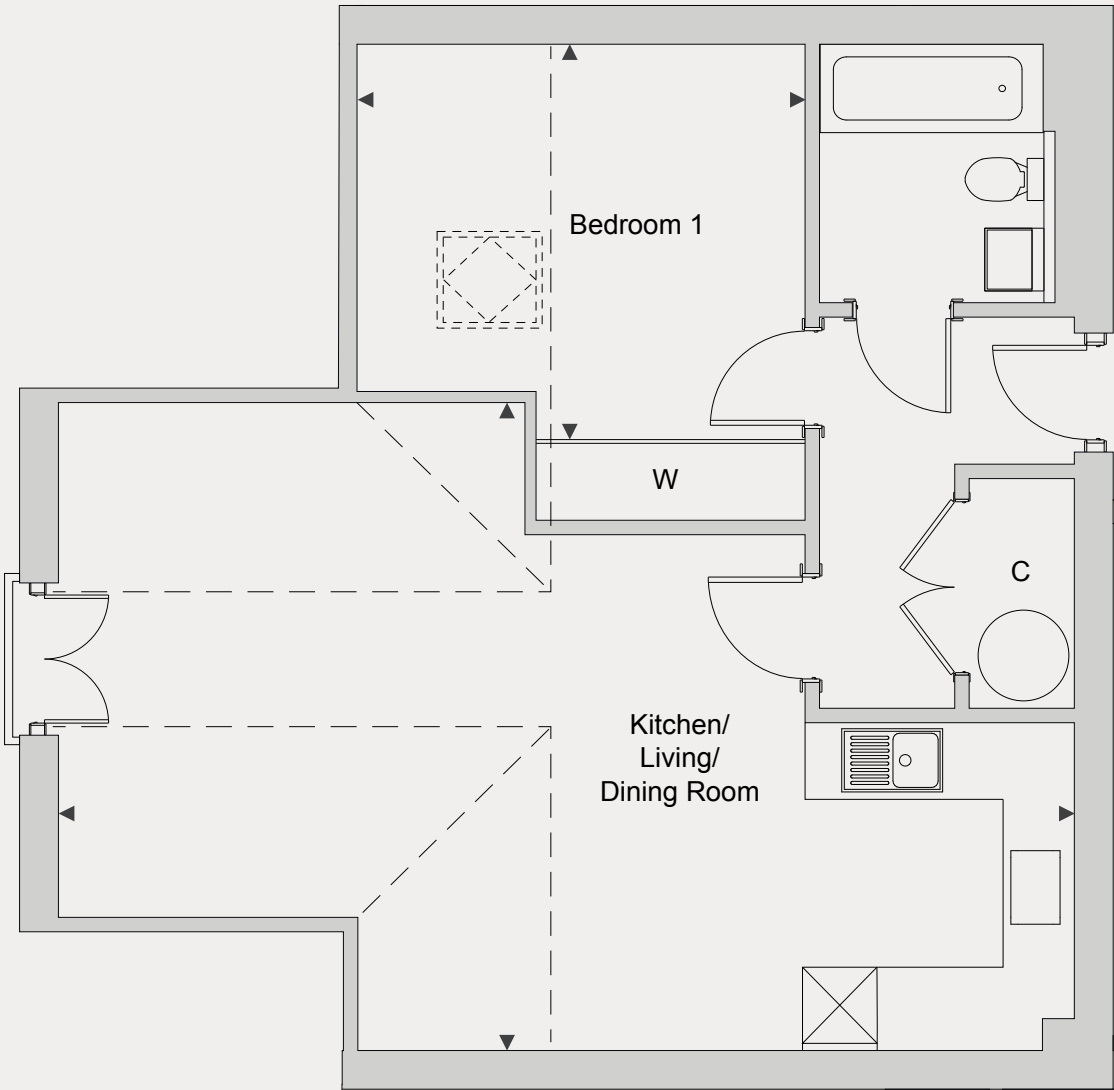
APARTMENT 36 – 2 BEDROOM HOME

Kitchen/Living/ Dining Room	5907mm x 5751mm	19'5" x 18'10"
Bedroom 1	4875mm x 3462mm	16' x 11'4"
Bedroom 2	4256mm x 2644mm	14' x 8'8"



----- Denotes sloping ceiling.

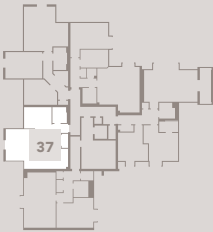
LOUVAIN HOUSE



APARTMENT 37 – 1 BEDROOM HOME

Kitchen/Living/ Dining Room	8227mm x 4988mm	27' x 16'4"
Bedroom 1	3603mm x 3376mm	11'10" x 11'1"

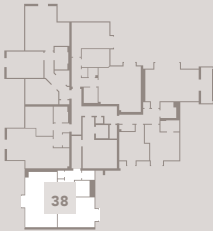
SECOND
FLOOR



APARTMENT 38 – 1 BEDROOM HOME

Kitchen/Living/ Dining Room	7268mm x 4116mm	23'10" x 13'6"
Bedroom 1	4801mm x 3207mm	15'9" x 10'6"

SECOND
FLOOR



Key:
C - Cupboard W - Wardrobe UC - Utiliy Cupboard

----- Denotes sloping ceiling.

----- Denotes sloping ceiling.

SPECIFICATION

In the pursuit of excellence, specification becomes a priority, not an afterthought.

Oakford Homes' unwavering eye for detail means that there is no requirement for optional extras. Only premium materials, fittings and appliances are selected to ensure the perfect balance of comfort and sophistication. To Oakford Homes, standard means standard-setting – the embodiment of a unique approach to creating homes.

KITCHEN

- A sleek contemporary kitchen with a comprehensive bespoke range of light grey floor and wall cupboards, incorporating soft close doors and drawers together complemented by under-unit LED lighting.
- A durable composite stone worktop in White Shimmer Pietra with a matching upstand and splashback to the area behind the induction hob.
- Fitted appliances comprise a black glass four zone induction hob, built in single oven, built-in microwave and extractor hood all by Smeg®*.
- Integrated appliances include a Smeg® fridge/freezer and a slimline dishwasher.
- A Smeg® washing machine and tumble dryer or a combination washer/dryer is provided*.
- A stainless-steel undermounted sink and a contemporary chrome mixer tap by Blanco®.

*Please refer to our sales advisor for individual specification to each apartment.





BATHROOM AND ENSUITE

- The homes are equipped with contemporary Roca® sanitaryware in white with stylish chrome fittings by Hansgrohe®.
- All bathrooms and ensuites feature a Hansgrohe® thermostatic shower with a Roman® clear glass screen/door either within a shower enclosure or over the bath*.
- Roca® floating double drawer vanity unit in gloss white.
- A mirrored cabinet is provided to either the ensuite or the bathroom*.
- Porcelain floor and wall tiles by 'Minoli'.
- Electric shaver socket and a chrome heated towel rail.

ELECTRICAL INSTALLATION & HOME ENTERTAINMENT

- The living room is wired to provide Sky Q, digital terrestrial and Smart TV viewing linked to a second mid height TV point plus HDMI connection.
- BT fibre-optic is available. †
- A dedicated space for a wireless router with a power point and CAT 6 connection is provided to the hallway cupboard.
- CAT 6 data point in the living room for a TV at low & mid level.

- A BT point is provided to bedroom 1.
- Chrome light switches throughout the kitchen/ living/dining areas and chrome sockets above the worktop in the kitchen.
- USB (A&C) power points to all bedrooms and kitchen.
- White LED PIR light to bathroom or ensuite.
- Each apartment benefits from a combination of white down lighters and pendant light fittings.
- A black outside light to all balconies/terraces.

ENERGY EFFICIENCY, HEATING AND INSULATION

- KERS indoor heat pump MEV system with integrated heat recovery for hot water and heating.
- Smart app-controlled electric radiators with programmable thermostats.
- Communal solar PV panels to Fitzalan House.
- UPVC double glazed windows and French doors opening to balconies/terraces.
- Insulation is installed to Premier Guarantee standards within all the homes.
- Energy Performance Certificates are provided for each home upon completion and Predicted Energy Assessments are available upon request.

DECORATION AND INTERNAL FINISH

- Each home features a matt painted finish in a crisp white to all walls.
- Contemporary architraves and skirting boards are provided with a white satinwood painted finish.
- All internal doors are painted in white satinwood with contemporary chrome furniture. Selected apartments feature a part glazed door from the hallway to the living/dining/kitchen.
- A combination of floor tiles by 'Minoli', laminate flooring and carpets are provided throughout all of the apartments.
- Stylish fitted wardrobes with sliding mirrored doors are provided where shown*.

SECURITY

- Audio/Fob entry system to all apartments.
- A spur is included for a future wireless alarm system.
- A mains operated smoke detector with battery back up fitted.

COMMUNAL FACILITIES

- Bicycle and refuse stores.
- A communal satellite dish and television aerial to each apartment building.
- Landscaped grounds with defined paths and designated car parking spaces.

† Subscriptions and installations responsibility of the homeowner.
*All specifications are subject to individual apartments layout and availability. Please refer to our sales advisor for full confirmation.
Apartment 32 features a hob with expulsion extraction.



A UNIQUE APPROACH

The Oakford Homes approach to home building

Award-winning Oakford Homes works closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders.

For this reason our homes will always remain exclusive and unique.

Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought-after location, but it will also be designed to be environmentally positive.

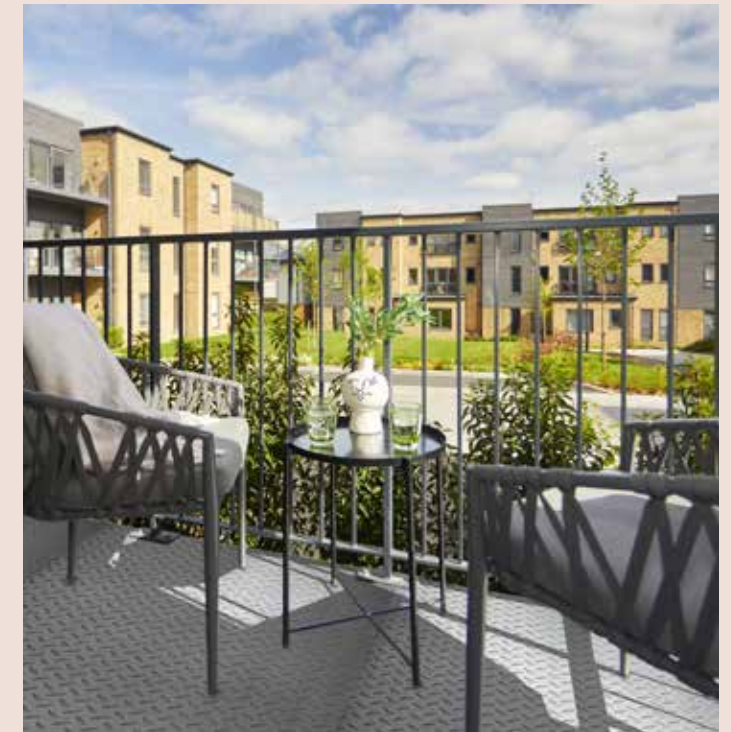
We are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in, and will be able to recommend us with confidence.

Please note, the information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. Floor plans, kitchen layouts and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. Photography included depicts previous Oakford Homes developments and local area. Computer generated images are not to scale and landscaping is indicative. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract, nor does it constitute an offer. Oakford Homes reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice.

PREVIOUS OAKFORD HOMES



The Island Apartments, Harefield



Fabric Apartments, Maidenhead



Fabric Apartments, Maidenhead



Vicina Apartments, Henley

