



Sims Williams



16, WHEELWRIGHTS CLOSE, ARUNDEL, SUSSEX, BN18 9TA

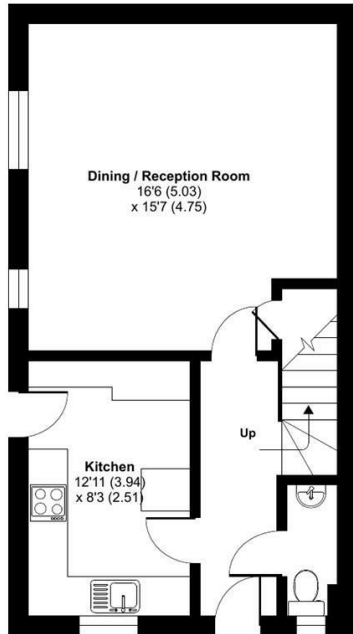


Approximate Area = 948 sq ft / 88.1 sq m

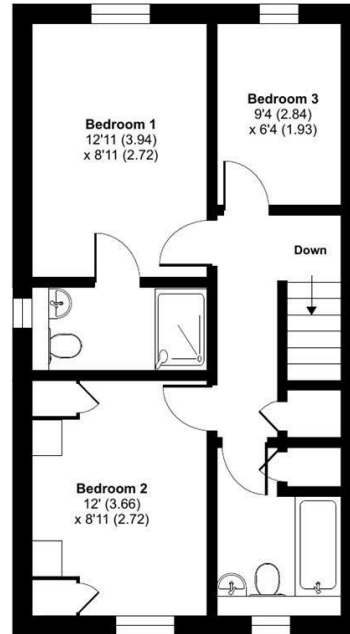
Outbuilding = 86 sq ft / 7.9 sq m

Total = 1034 sq ft / 96.1 sq m

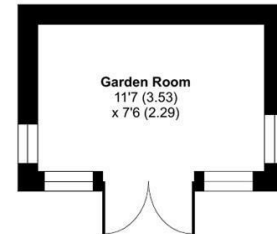
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1285603



ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelsales@simswilliams.co.uk
simswilliams.co.uk

£400,000 Freehold

16, WHEELWRIGHTS CLOSE,
ARUNDEL,
SUSSEX, BN18 9TA

- Well Presented Semi-Detached Home
- Modern Fitted Kitchen/Breakfast Room
- Dual Aspect Sitting Room with French Doors
- Main Bedroom with Ensuite Shower Room
- Two Further Bedrooms
- Fully Fitted Family Bathroom
- Central Arundel Location
- Rear Courtyard Garden
- Two Private Allocated Parking Spaces

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

A well-presented semi-detached home situated in a quiet cul-de-sac in the heart of Arundel's historic Old Town, within easy reach of local amenities, bus routes, and the mainline station offering direct services to London and the coast.

The entrance hall, featuring bamboo hardwood flooring throughout the ground floor, leads into a modern kitchen/breakfast room fitted with a range of base and eye-level units and integrated appliances including a dishwasher, washing machine, fridge/freezer, ovens, and an induction hob. There is ample space for a breakfast table and a side door providing convenient access to the garden.

The bright and spacious dual-aspect sitting room offers generous living and dining space, with French doors opening onto the garden. A ground floor cloakroom and useful storage cupboard complete the ground floor accommodation.

Upstairs, the main bedroom includes fitted wardrobes and an en suite shower room. There are two further bedrooms and a family bathroom with a bath, basin, and WC.

Outside, the garden is attractively hard landscaped for ease of maintenance, with mature shrubs and trees offering a

good degree of privacy. A double glazed summer house with electricity provides an ideal space for a home office or studio.

Directions

From the High Street take the right hand turn into Tarrant Street, towards the end of the road it begins to bear right into Surrey street if you continue straight ahead and bear slightly to the left this takes you into Wheelwrights Close, follow the road round and the property can be found tucked away at the end on the left hand side.

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.



