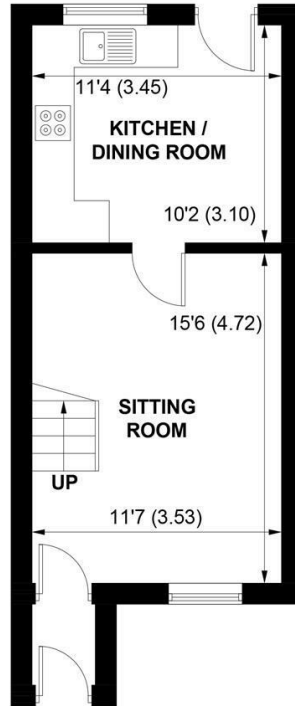


SW

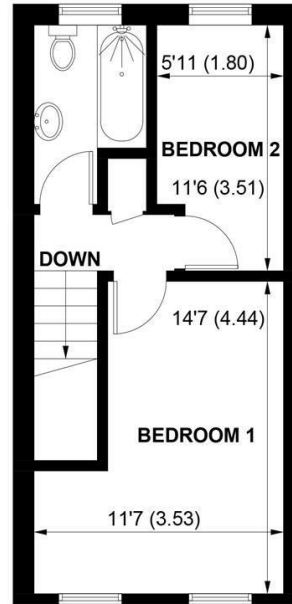
Sims Williams



22 ELLIS CLOSE, ARUNDEL, WEST SUSSEX, BN18 9LG



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 630 SQ FT / 58.5 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams**

Offers In Excess Of £225,000 Freehold

22, ELLIS CLOSE,
ARUNDEL, BN18 9LG

- Terraced House
- Outskirts of Arundel Town Centre
- In Need of Refurbishment
- No Onward Chain
- Two Bedrooms
- Sitting Room
- Kitchen
- Courtyard Garden
- Off-Road Parking

EPC RATING

Current = E
Potential = A

COUNCIL TAX BAND

Band = B

A two bedroom terraced house situated on the outskirts of Arundel town centre. The property benefits from off-road parking and is in need of refurbishment. No Onward Chain.

Situated on the edge of Arundel, easily accessible to the facilities in the town and within walking distance of both the primary school and mainline train station and there are good road links to surrounding areas.

The accommodation comprises a front porch opening into a sitting room with stairs to the first floor. The kitchen over looks the garden and has a door allowing access.

On the first floor is a double bedroom and a single bedroom together with the family bathroom.

Outside is a courtyard garden with a gate allowing rear access. To the front is off-road parking for one car and there is a communal car park to the side.

Directions

Upon leaving Arundel, proceed

southwards along Ford Road taking the first right into Torton Hill Road. Take the first right into Canada Road and Ellis Close is the second turning 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.

