



Total Area: 631 ft² ... 58.6 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 2025

**Council Tax Band: C**  
**Energy Efficiency Rating: C**  
**Tenure: Freehold**



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.



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**4 Ellis Close, Arundel, West Sussex**  
**BN18 9LG**  
**£265,000 (Freehold)**



An opportunity to purchase this well-presented terrace house, occupying a popular residential location, within a short distance from picturesque Arundel Town centre

The property is in good order throughout, having been the subject of much improvement by the current owners. This modern terrace house features two bedrooms; lounge, a recently re-fitted kitchen with a range of shaker-style units and Quartz worktops and a stylish re-fitted bathroom complete with a white suite; as well as gas heating and double glazing for added comfort.

In addition to the interior features, the property offers a driveway with parking for one car and nearby residents parking. The enclosed west-facing rear garden is mostly laid to lawn with paved seating area and useful gated rear access.





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*a well-presented house occupying a popular residential within close proximity of Arundel Town*

Arundel is a historic and bustling market town famed for its imposing medieval castle that dominates the beautiful surrounding landscape and its position on the banks of the River Arun. The town centre is a popular tourist destination and offers a wide variety of boutique shops, restaurants and wonderful period architecture.

Transport links include bus routes that service nearby areas as well as the train stations at Arundel and Ford.

