



Total Area: 1034 ft² ... 96.1 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 2025

WITH OVER...



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.



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## 16 Wheelwrights Close, Arundel, West Sussex BN18 9TA £385,000 - Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this well presented property with modern and practical living accommodation arranged over two floors and NO FORWARD CHAIN.**

The ground floor is entered via a welcoming hallway, providing access to all rooms and benefiting from a convenient downstairs WC. To the front of the property is a contemporary fitted kitchen, complete with a range of modern wall and base units offering ample storage and generous worktop space. Integrated appliances enhance the sleek design, while a breakfast bar provides an ideal space for casual dining. A door from the kitchen leads directly out to the rear garden. To the rear of the property, the spacious lounge/diner enjoys an abundance of natural light and features patio doors opening onto the garden, creating a seamless indoor-outdoor living experience.

To the first floor, the principal bedroom is a well-proportioned double and benefits from a private ensuite shower room, fitted with a shower, wash basin and WC. Bedroom two is also a comfortable double, while bedroom three is a single room, ideal for a child's bedroom, home office or guest room. Completing the first floor is the family bathroom, which is fitted with a bath, wash basin and WC. Additional benefits include double glazing, gas central heating and two allocated parking spaces, making this an ideal home for modern living.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

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Externally, the landscaped rear courtyard garden offers a pleasant and low-maintenance outdoor space, further enhanced by a versatile garden room. A gated access provides convenient external entry to the garden. The property also benefits from TWO allocated parking spaces.

Tenure – Freehold

Council Tax Band – E

Energy Efficiency Rating – C

We recommend you have this verified by your legal representative at your earliest convenience.

Arundel is a highly sought-after historic market town nestled along the banks of the River Arun, offering a charming blend of heritage, countryside and modern amenities. The town centre, located just 0.1 miles from the property, provides a wide selection of independent cafés, restaurants, traditional pubs, boutique shops and convenience stores, catering well to day-to-day needs and leisure pursuits. Renowned for its rich history, Arundel is home to the iconic medieval Arundel Castle, along with a museum, open-air lido and the popular Arundel Wetland Centre. The town is surrounded by beautiful scenery, including a picturesque lake, riverside walks and countryside trails, with opportunities for boat hire and outdoor activities, making it ideal for nature lovers and walkers. For commuters, the property is well positioned with easy access to the A27 and A259, offering straightforward travel to Chichester, Worthing, Brighton and the wider South Coast. Arundel railway station is approximately 0.9 miles away and provides direct services to London, making it an excellent choice for those commuting to the capital. In addition, several nearby bus stops offer regular services throughout Arundel and to neighbouring towns including Littlehampton, Chichester and Worthing.

