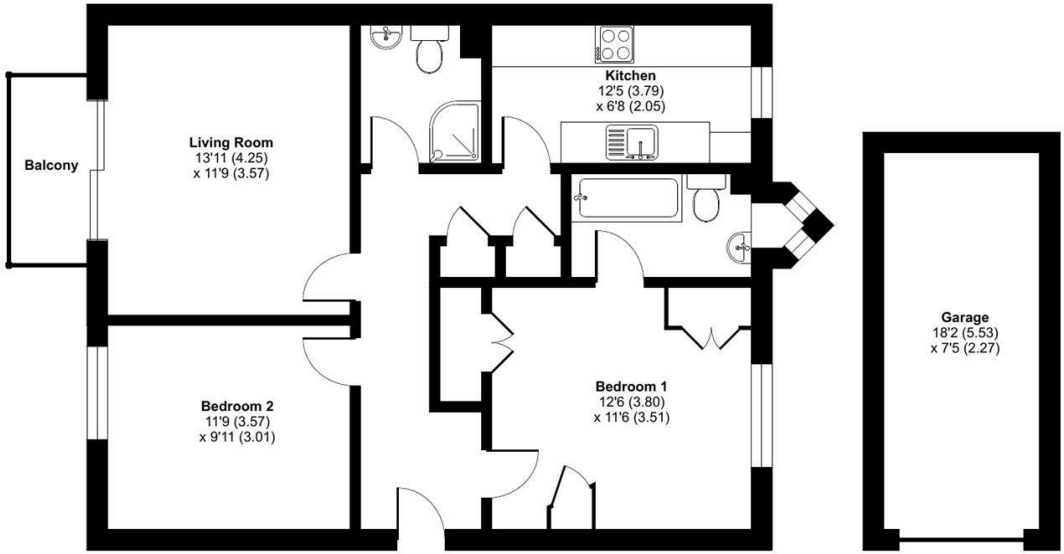
Sims Williams

5 WESTBURY LODGE, QUEENS LANE, ARUNDEL, BN18 9RZ

Approximate Area = 754 sq ft / 70 sq m
Garage = 136 sq ft / 12.7 sq m
Total = 890 sq ft / 82.7 sq m
For identification only - Not to scale



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: 1297116

Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

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arundelsales@simswilliams.co.uk
simswilliams.co.uk

£350,000 Freehold

5, WESTBURY LODGE, QUEENS LANE, ARUNDEL, BN18 9RZ

- Well-presented first floor apartment
- Inviting entrance hall with entry phone system
- Bright sitting room with South West-facing balcony
- Fitted kitchen with appliances & ample storage
- Principal bedroom with en-suite and fitted wardrobes
- Second bedroom and modern family shower room
- Private garage with light and power
- Communal Garden
- Offered with no onward chain

EPC RATING

Current = B
Potential = B

COUNCIL TAX BAND

Band = D

A well-presented first floor apartment offering spacious and modern living, ideally located and offered with no onward chain.

The accommodation includes an inviting entrance hall, a bright and airy sitting room with direct access to a South West-facing balcony, and a fitted kitchen.

The principal bedroom benefits from fitted wardrobes and an en-suite bathroom, while the second bedroom is served by a modern family shower room.

Additional features include an entry phone system, a private garage with light and power, and access to a communal gardens.

An excellent opportunity for first-time buyers, downsizers or investors seeking a well-maintained home in a convenient location.

Maintenance charge: £2679.43 per annum | Ground rent: £346.50 per annum. There are 73 years remaining on the lease.

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.

Directions.

From the Arundel office proceed over the roundabout into Queen Street. Take the first turning on the right into Queens Lane. Westbury Lodge will be found on the right hand side.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract