



APARTMENT 5 TOWER HOUSE

LONDON ROAD | ARUNDEL | BN18 9BH



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LONDON ROAD, ARUNDEL, BN18 9BH

GUIDE PRICE £585,000 LEASEHOLD

- Elegant Georgian Grade II Listed Penthouse Apartment
- Located in Central Arundel
- Bespoke Fitted Kitchen/Breakfast Room
- Spacious Living/Dining Room with Feature Fireplace
- Two Double Bedrooms
- Modern Fitted Shower Room
- Beautiful Mature Communal Gardens
- Private Garage En-Block
- Share of Freehold & New 999 Year Lease on Completion

Situated in a prime central location, this beautifully presented Georgian penthouse apartment offers stunning, far-reaching views of the countryside from the South Downs to the coast. Just moments from the town's charming selection of shops, restaurants, and the mainline train station—providing direct links to London Victoria and the South Coast—this property combines timeless elegance with everyday convenience.

The entrance hall provides access to all principal room along with useful built in storage cupboards. The spacious living room features a striking bay window that frames far-reaching views, space for dining table and chairs along with a stylish feature fireplace with an electric fire, creating an open plan warm and inviting atmosphere.

The kitchen/breakfast room is thoughtfully designed with a range of bespoke base and eye-level units, complemented by integrated appliances including a fridge/freezer, dishwasher, oven, and hob. A breakfast bar offers additional seating.

There are two well-proportioned double bedrooms, both enjoying picturesque town views of St Nicholas's Church and The Priory, and fitted wardrobes for ample storage. The modern family shower room is fitted with a sleek walk-in shower, WC, and wash basin.

Outside, the apartment benefits from access to beautifully maintained communal gardens with mature shrubs and trees, as well as a private garage en-bloc along with additional car parking spaces on a first come basis. There is a communal laundry room located in the basement along with a private store room for the apartment. The property is offered with no onward chain.

Share of Freehold & New 999 Year Lease on completion, and the monthly service charge is £278.31.



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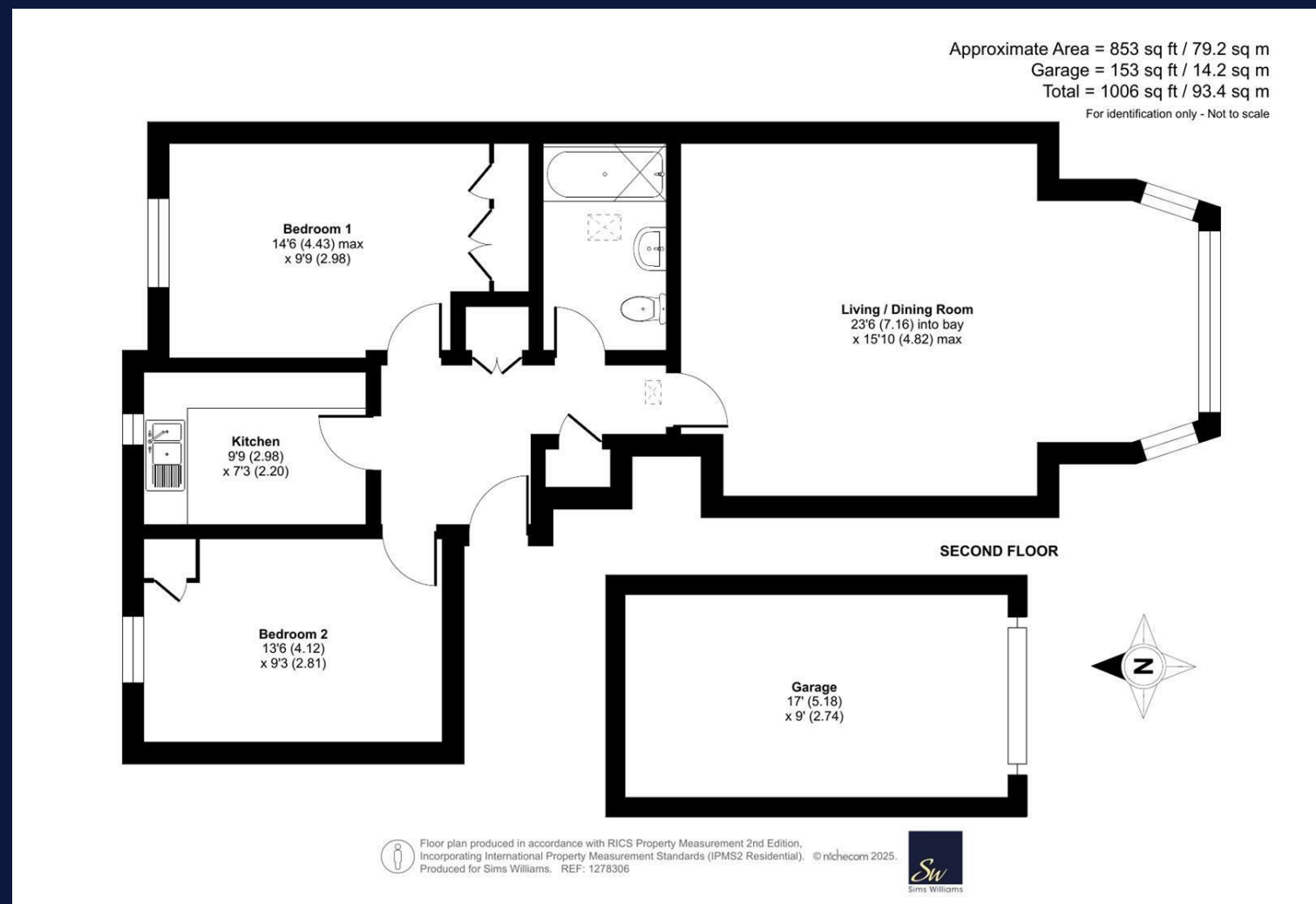
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Grade II Listed

Council Tax Band D

Upon leaving our office at 8a High Street, proceed up the High Street, continue northwards along London Road. The property can be found on the left hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

8a High Street
Arundel, BN18 9AB

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