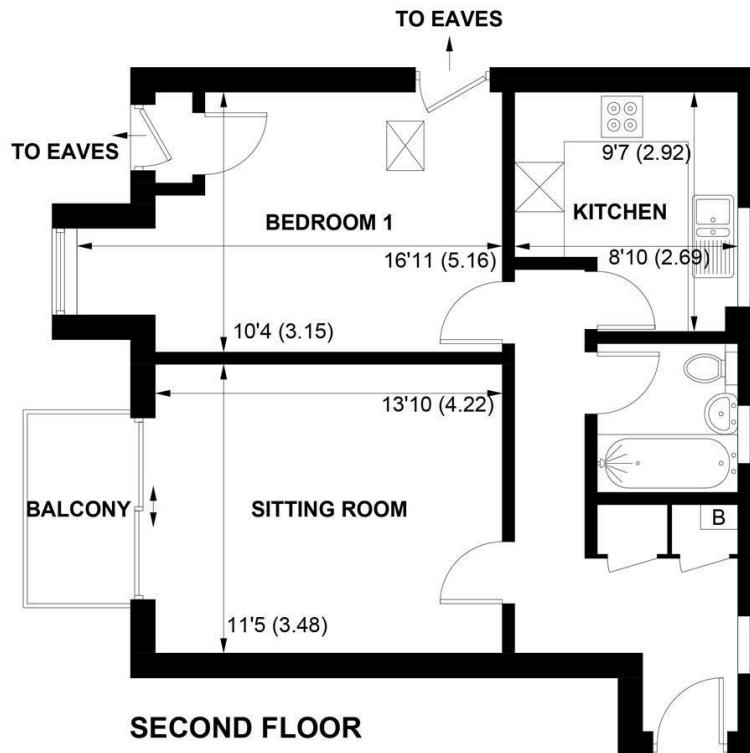




11 WESTBURY LODGE, QUEENS LANE, ARUNDEL, WEST SUSSEX, BN18 9RZ



APPROXIMATE GROSS INTERNAL AREA = 546 SQ FT / 50.7 SQ M

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

ARUNDEL OFFICE

8a High Street
Arundel
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£200,000 Leasehold

11, WESTBURY LODGE,
QUEENS LANE, ARUNDEL,
WEST SUSSEX, BN18 9RZ

- One Bedroom Apartment
- South Facing Balcony
- Northerly Views across The Town
- Private Entrance Hall
- Passenger Lift
- Top Floor
- Fully Fitted Kitchen
- Garage
- No Onward Chain

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = C

A top floor one bedroom apartment situated in a sought after location only a short walk from the centre of Arundel. The property benefits from bright accommodation with a south facing balcony, communal gardens, garage and visitors parking.

The property is accessed through a well maintained communal entrance hall, equipped with a security entry phone system, passenger lift and useful store room allocated to the apartment.

Accommodation comprises entrance hall with boiler/linen cupboard and cloaks cupboard, equipped with entry phone system. excellent sized living room with patio doors to the South facing balcony, with views over the countryside.

The kitchen has white wall and base units with a grey worktop, hob, extractor, integrated fridge/freezer, washing machine and dishwasher. The double bedroom benefits from a built-in wardrobe and eves cupboard. The bathroom is fully tiled with panelled bath with an electric bath lift, shower, sink and WC.

The property also benefits form a large separate storage room and loft space.

Outside there is a communal garden, a lock-up garage and non allocated off road parking for residents and visitors.

Lease length is 99 years from 1999. Maintenance charge is approximately £2,500.00 per annum and ground rent is £200.00 per annum.

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.

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.

