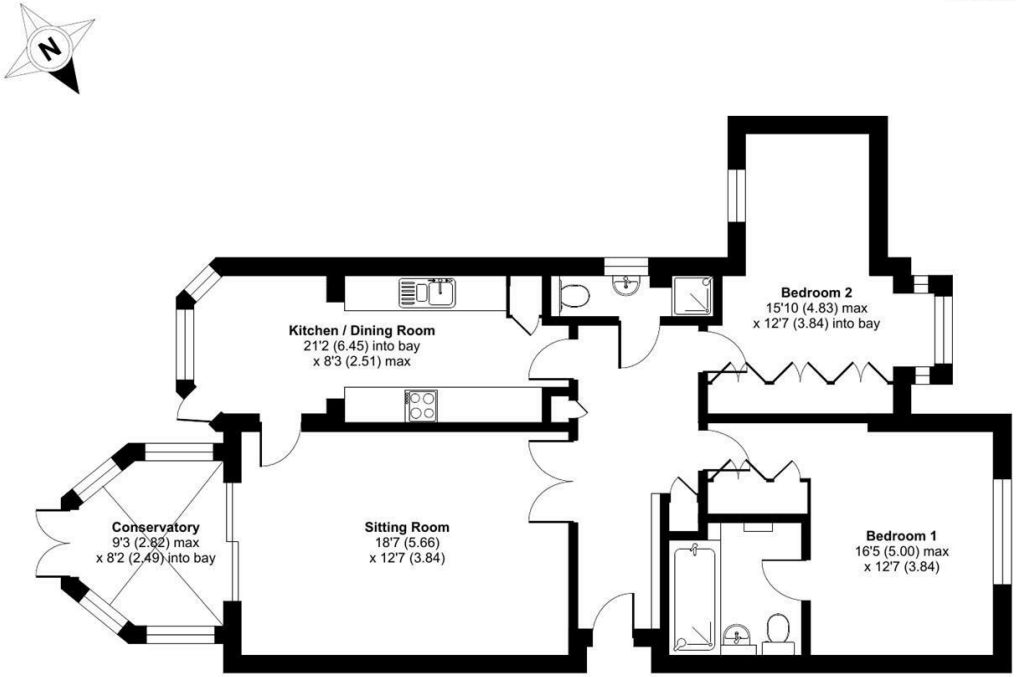
Sims Williams

15 BATWORTH PARK, CROSSBUSH, ARUNDEL, WEST SUSSEX, BN18 9PG

Approximate Area = 1016 sq ft / 94.4 sq m

For identification only - Not to scale



GROUND 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: 1220050

Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelsales@simswilliams.co.uk
simswilliams.co.uk

£325,000 Leasehold

15, BATWORTH PARK, CROSSBUSH, ARUNDEL, WEST SUSSEX, BN18 9PG

- Ground Floor Apartment
- Rural Location
- Sitting Room with Feature Fireplace
- Fitted Kitchen
- Main Bedroom with Ensuite
- Further Double Bedroom
- Private Courtyard Garden
- Communal Grounds & Parking
- No Onward Chain

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = D

An opportunity to purchase a two bedroom ground floor apartment situate in a quiet yet convenient location on the outskirts of Arundel. The property enjoys 2 acres of communal grounds, a private courtyard patio and private parking. The apartments at Batworth Park are designed for residents who are aged 55 plus.

The property comprises an entrance hall with a shower room comprising walk in shower, hand wash basin and WC. Double doors open into the light and bright sitting room with sliding doors to the conservatory and a feature fireplace.

The kitchen/diner is fitted with a range of base and eye level units incorporating gas hob and oven, fridge-freezer, washing machine, dishwasher and microwave. There is also ample space for table and chairs with a door onto the courtyard.

The principal suite benefits from built in wardrobes, shelves and drawers and an ensuite bathroom. The second bedroom also benefits from fitted wardrobes.

Outside there is a private courtyard garden with raised planters, small shed and gated access onto the communal grounds. The property benefits from residents and visitors parking.

The lease has149 years remaining and the maintenance costs are £4,000 per annum. There is also a resident manager, use of a communal laundry area and use of a guest suite.

Directions

Upon leaving Arundel, towards Worthing, proceed along the A27 and take the second turning left into Batworth Park House shortly before the brow of the hill, follow the private driveway through the grounds and the apartment is located on the first building on the right.

Disclaimer

As the sellers 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 enquires before making any transactional decisions.

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