

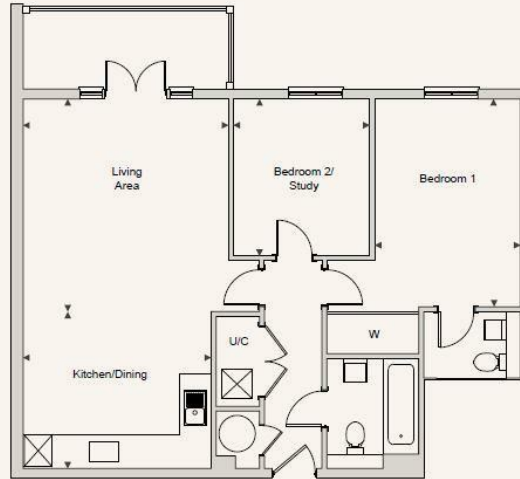
SW

Sims Williams



HOME 1, THE ARUN APARTMENTS FORD ROAD, ARUNDEL, BN18 9DX





**APARTMENT 1 & 15 - 2 BEDROOM HOMES**

Kitchen/Dining	3650mm x 2963mm	12'0" x 9'9"
Living Area	4117mm x 3990mm	13'6" x 13'1"
Bedroom 1	3897mm x 2875mm	12'9" x 9'5"
Bedroom 2/Study	2864mm x 2725mm	9'5" x 8'11"

UPPER  
GROUND  
FLOOR



FIRST  
FLOOR



Key:

C - Cupboard W - Wardrobe U/C - Utility Cupboard

**ARUNDEL OFFICE**

8a High Street  
Arundel  
BN18 9AB

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

# £370,000 Leasehold

## HOME 1, THE ARUN APARTMENTS, FORD ROAD, ARUNDEL,

- 2 Bedroom Apartment With Balcony
- Upper Ground Floor
- Allocated Private Parking Space
- Walking Distance to The Town Centre
- High Specification + SMEG Kitchen Appliances
- Fitted Wardrobes
- Contemporary Bathroom
- Flooring Included Throughout
- New Lease (999 Years)

### EPC RATING

Current =  
Potential =

### COUNCIL TAX BAND

Band = New Build

The Arun Apartments are a beautifully designed collection of 38 apartments, thoughtfully arranged across two attractive buildings and connected by a pedestrian walkway.

Many homes feature a private balconies or terraces, with selected apartments enjoying picturesque views of the iconic castle and cathedral. The apartments have fully fitted contemporary designer kitchens with SMEG appliances. The modern bathrooms have white sanitaryware by Roca and brassware by Hansgrohe. Included in the living room is is wiring for SkyQ/Digital TV and Network CAT 6 for Home Entertainment. It has a KERS indoor heat pump MEV system with integrated heat recovery for hot water and heating. Flooring is included as standard. Every home has allocated Parking.

Set within the tranquil surroundings of the South Downs National Park, this development is perfectly placed for those seeking a blend of heritage, community and modern comfort. Arundel is renowned for its rich history, welcoming atmosphere and charming town centre. Arundel has excellent transport links, including direct rail services to London and Brighton. The coast is just a short drive away.

### Property Information

The Arun Apartments Sales Office is OPEN 5 days a week 10am-5pm (Tuesday - Saturday) Please contact them to arrange an appointment on 01903 251559

The Arun Apartments is Leasehold (999 Year Lease).

These stunning new homes come with a 10 year Premier guarantee and an Oakford Homes 2 year warranty. Management Estate Charge - TBC Council Tax Banding is not set until after Legal Completion Predicted Energy Efficiency Rating - TBC

### New Homes 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. Images shown may be from previous developments or digitally staged and are just an indication for illustrative purposes only.

### Directions

From the roundabout on the A27 and A284, proceed South onto Ford Road. After a short while, the properties will be found on the left hand side.

