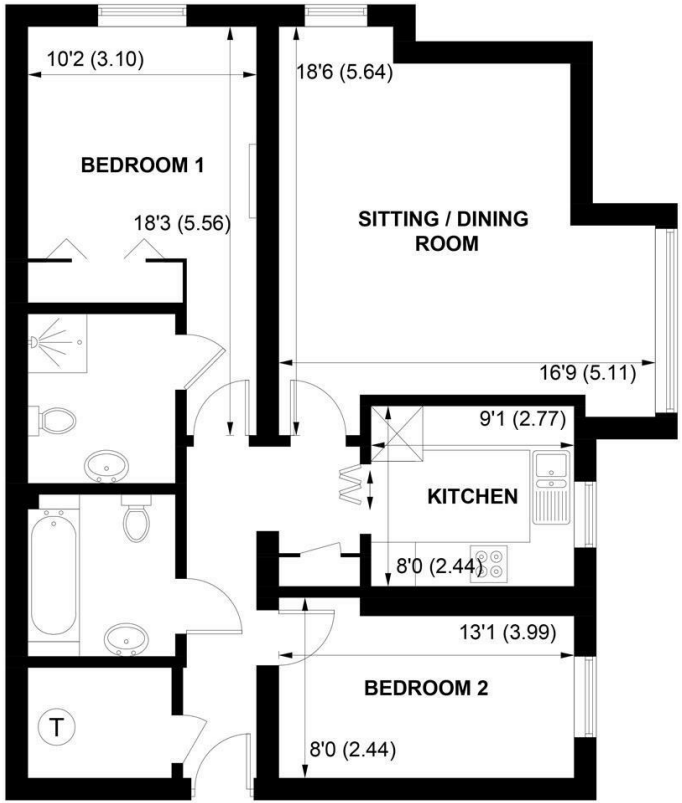
Sims Williams

28 MARTLETS COURT QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ



APPROXIMATE GROSS INTERNAL AREA = 830 SQ FT / 77.1 SQ M

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

ARUNDEL OFFICE

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£250,000 Leasehold

28 MARTLETS COURT,
QUEEN STREET,
ARUNDEL, **BN18 9NZ**

- Second Floor Retirement Apartment
- Dual-Aspect
- Sitting Room with Electric Fire
- Fitted Kitchen
- Main Bedroom with Ensuite
- Second Bedroom
- Separate Bathroom
- Views
- Convenient Location

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = D

A second floor corner retirement apartment enjoying a dual-aspect and offering two bedrooms, spacious sitting room, ensuite shower room & separate bathroom.

Situated in a favoured central position, only a short walk to the shops, restaurants and leisure facilities in Arundel town centre. The mainline train station, with its London and coastal service is less than a mile away and there are good road links to surrounding areas via the A27 and A284.

The entrance hall features two storage cupboards and doors to all principle rooms. The spacious dual-aspect sitting/dining room enjoys a feature fireplace with electric fire, ample space for table & chairs, and views through the trees toward the River and Arundel Cathedral.

The kitchen has a hatch through to the sitting room and also enjoys westerly views through the trees. It is fitted with a range of units with an integrated fridge-freezer, washing machine and oven.

There are two bedrooms, both featuring built-in wardrobes, with the main bedroom also benefits from an ensuite shower room. There is a separate bathroom consisting of bath, WC & hand wash basin.

Martlets Court is situated just a few hundred yards from Arundel's historic town centre, benefiting from 24 hour emergency careline and offering the use of facilities such as communal lounge and kitchenette, hairdressers, communal garden, river terrace and off-road parking. There is also a guest suite.

We are advised the lease length is 99 years from 1990 with 67 years remaining. Annual service charges are £3,719.45 per annum, and ground rent is £247.26 per annum.

Directions

From our office on the High Street, continue over the bridge, there is pedestrian access to Martlets Court via a set of gates 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.

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