

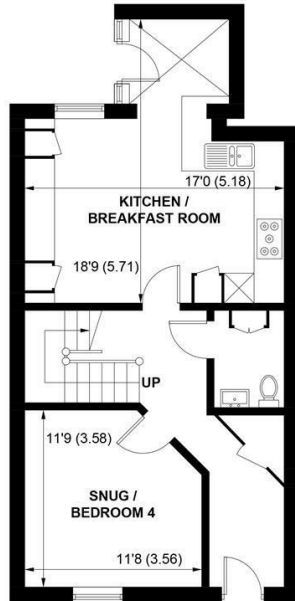


Sims Williams



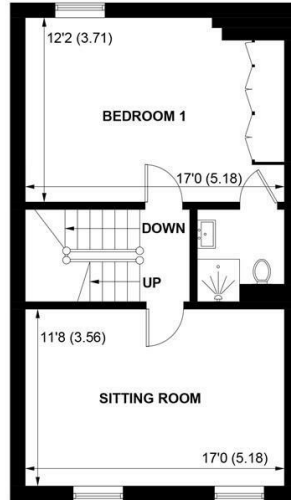
8 GOODWOOD WING, TORTINGTON MANOR, ARUNDEL, BN18 0FE



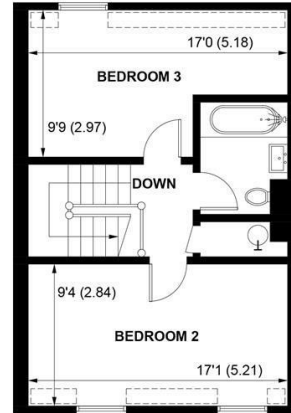


GROUND FLOOR

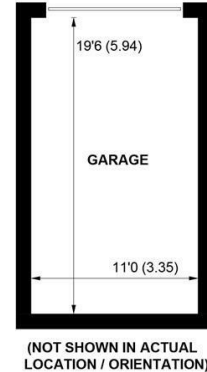
 = REDUCED HEADROOM BELOW 1.5M / 5'0



FIRST FLOOR



SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA = 1535 SQ FT / 142.6 SQ M

GARAGE = 214 SQ FT / 19.9 SQ M

TOTAL = 1749 SQ FT / 162.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£599,950 Share Of Freehold

8 GOODWOOD WING, TORTINGTON MANOR, ARUNDEL

- Immaculately Presented Townhouse
- Prestigious Development
- Spacious Kitchen/Dining Room
- Second Floor Living Room with Sash Windows
- Master Bedroom with Fitted Wardrobes & Ensuite
- Further 2 Bedrooms
- Fitted Family Bathroom
- Garage & Allocated Parking
- Private Front Garden & Communal Grounds

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = E

An outstanding three-storey Townhouse situated in the highly sought-after development of Tortington Manor. This immaculately presented home offers spacious accommodation and benefits from garage and parking.

Tortington Manor is 1.6 miles South of Arundel. Arundel & Ford mainline train stations are both nearby offering great rail links to London & Coastal areas. The grounds and gardens extend to approximately 16 acres with mature trees, two hard tennis courts and a function room for residents.

The ground floor accommodation comprises a spacious entrance hall with cloakroom and WC. There is a downstairs snug with views out to the front garden.

The wonderful kitchen/dining room is located at the rear of the property and features an atrium. The kitchen is fitted with a range of eye and base level units that have integrated appliances including fridge, freezer, dishwasher, oven, combi microwave and induction hob.

On the first floor is the elegant living room with wonderful sash windows letting in generous amounts of light, and the spacious master bedroom which benefits from a range of built-in wardrobes and modern ensuite shower room.

The second floor features two further bedrooms, and a bathroom fitted with a shower over bath, wash basin and WC.

Outside, the front garden enjoys plenty of privacy. The property also benefits from a garage and allocated parking. There is further parking for residents & visitors.

The property comes with a share of the freehold and the lease is on the remainder of 999 years from 2002. We have been advised by our vendor the annual service charge is approximately £8308.22. The maintenance charges covers amongst other things the following use 16 acre landscape gardens and woodland and fulltime gardeners to maintain along with the 2 tennis courts and use of the function room. Buildings Insurance and external painting is included along with a sinking fund to cover the cost of any major works and maintenance.

Directions

From the Arundel roundabout on the A27 and A284 proceed southwards along the Ford Road. Tortington Manor will be found on the right hand side. Once in the development follow the road and Goodwood Wing will be found on the left 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



