





APPROX. GROSS INTERNAL FLOOR AREA 439 SQ FT 40.7 SQ METRES
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2013

ARUNDEL OFFICE

8a High Street
 Arundel
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£169,950 Leasehold

25B, HIGH STREET,
ARUNDEL,
BN18 9AD

- One Bedroom Flat
- Town Centre Location
- Beautifully Presented
- Open Plan Living Room/Kitchen
- Double Bedroom
- Shower Room
- Office/Hobby Room
- No Onward Chain

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = A

Grade 2 Listed Building positioned in the highly sought after town centre of Arundel, the property is in easy access of Arundel's amenities with cafes, restaurants and shops all within walking distance. Arundel mainline train station is in close proximity which offer rail links to London and coastal areas. The A27 offer excellent road links to Chichester and Brighton.

The property uses a communal front door as access to the apartment which is located on the first floor of the building. The open plan living room/kitchen is lovely and light. The living room/kitchen consists of wooden floorboards, sash window, small storage cupboard, breakfast bar, gas hob, integral fridge and dishwasher.

The double bedroom is adjacent to the living room and has fitted wardrobes, under bed storage and bedside unit. There are double doors that open into the shower room which comprises a W/C, hand wash basin and shower cubicle.

Situated in the heart of Arundel old town, this property makes an ideal investment for anyone looking for a bolt hole or as a buy to let investment, the current rental valuation is in the region of £825-£850 per calendar month.

The apartment also benefits from having a separate room which would work perfectly as an office or hobby room. This

room has plumbing for a washer/dryer and houses the boiler, which was new in 2023.

This is a leasehold property offered with a 999 year lease from 1993. Maintenance charges are £212.83 and £50 ground rent.

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.

Directions.

Situated at the bottom of Arundel High Street with the entrance next door to Rolly's Fudge Shop.

