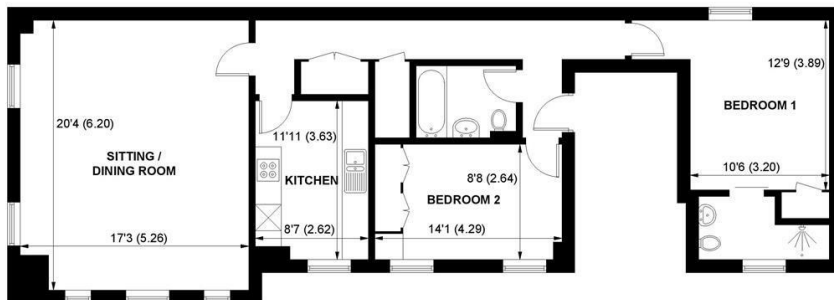




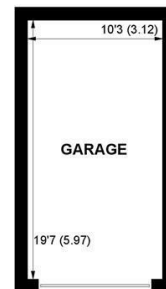
Sims Williams



4 GOODWOOD WING TORTINGTON MANOR, ARUNDEL, WEST SUSSEX, BN18 0FE



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 992 SQ FT / 92.2 SQ M

GARAGE = 198 SQ FT / 18.4 SQ M

TOTAL = 1190 SQ FT / 110.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018 ©
Produced for Sims Williams

£325,000 Leasehold - Share of Freehold

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

- First Floor Apartment
- Prestigious Development
- 20ft Living Room
- Fitted Kitchen
- Double Bedroom with Fitted Wardrobes
- Further Double Bedroom with Ensuite
- Bathroom
- 16 Acre Communal Grounds
- Private & Visitor Parking & Garage

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

A first floor apartment set in the sought-after development of Tortington Manor. The property offers bright accommodation consisting of living room, fitted kitchen, two bedrooms, allocated parking & garage

Tortington Manor is a prestigious development only a few miles outside 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 many mature trees, two hard tennis courts, and a function room for residents.

The apartment benefits from having a Baxi ventilation and heat recovery system that provides fresh & clean air and recoups any dirt and dust. The entrance hall leads to all rooms and provides storage cupboards.

The bright 20" living room is dual-aspect and features fitted storage cupboards with shelving and ample space for a dining area. The original kitchen is fitted with a range of units with integrated fridge-freezer, and space for further appliances.

There are two double bedrooms of good size, one of which featuring built-in wardrobes, and the other benefiting from an ensuite shower room. There is also a

part-tiled guest bathroom comprising bath with wall shower, WC & hand wash basin.

Outside, the property offers a garage which is fully wired for light and power, an additional private parking bay and allocated visitor parking.

The property comes with a share of the freehold and the lease is on the remainder of 999 years from 2002. The maintenance charges are approximately £3,406.43 half yearly which includes full buildings insurance, water and privately pumped drainage to mains.

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 enquiries before making any transactional decisions.

Directions

From the Arundel roundabout on the A27 and A284, proceed southwards towards Ford. The entrance to Tortington Manor will be found on the right-hand side of the road. Once in Tortington Manor, follow the road through the development and Goodwood Wing is the building on the left-hand side.

