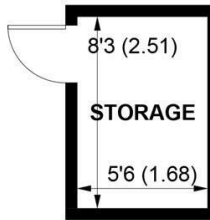


*SW*

Sims Williams



FLAT 4, 20 MALTRAVERS STREET, ARUNDEL, SUSSEX, BN18 9BU



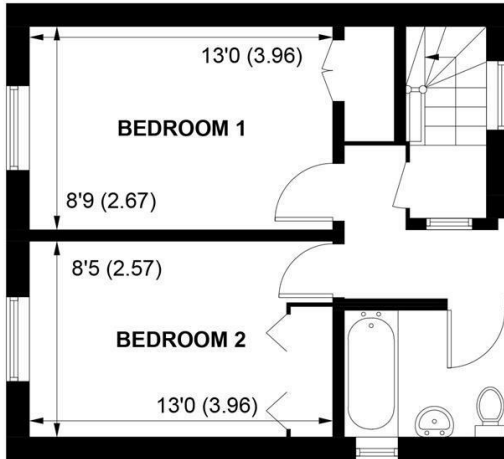
**GROUND FLOOR**

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

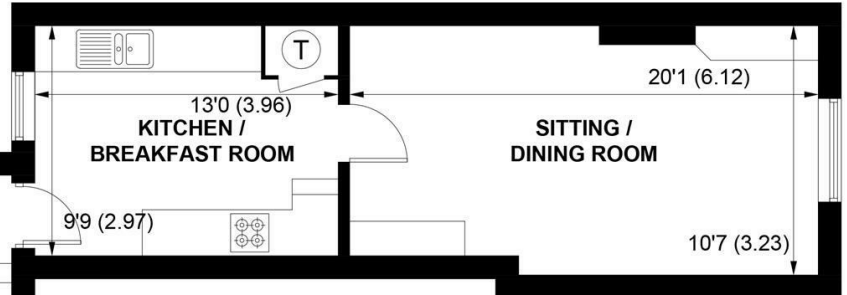


**GROUND FLOOR**

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**SECOND FLOOR**



**APPROXIMATE GROSS INTERNAL AREA = 743 SQ FT / 69.0 SQ M**

**STORAGE = 52 SQ FT / 4.8 SQ M**

**TOTAL = 795 SQ FT / 73.8 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

# Guide Price

## £360,000 Leasehold - Share of Freehold

FLAT 4, 20, MALTRAVERS STREET,  
ARUNDEL, BN18 9BU

- Second Floor Apartment
- First Time To Market in 35 Years
- Kitchen/Breakfast Room
- Sitting Room with Superb Views
- Two Double Bedrooms
- Bathroom
- Attractive Communal Garden
- Elevated Position
- Useful Storerooms

### EPC RATING

Current = D

Potential = C

### COUNCIL TAX BAND

Band = C

An opportunity to purchase a second-floor apartment which is available on the market for the first time in approx. 35 years. The property enjoys far reaching views and comprises two bedrooms, kitchen, sitting room & communal courtyard garden.

Situated in a sought after and convenient location, accessible to local shopping and leisure facilities. Arundel mainline train station with its London and coastal service is within a mile, whilst good road links via the A27 and A29 are close by.

The accommodation comprises a welcoming entrance hall with steps up to the principle rooms. The kitchen/breakfast room is fitted with a range of units with a fitted oven & gas hob and space for further appliances.

Leading through is the charming sitting room which features fitted shelving and enjoys a large sash window with superb countryside views over the Arundel rooftops toward the coast.

There are two bright double bedrooms which both benefit from built-in wardrobes & open views over the allotments and Cathedral. The family bathroom is fitted with a bath with wall shower, WC & wash basin.

From the hallway is a door allowing

access down to the attractive communal terrace and private storerooms.

We are advised by our vendor that the lease has the remainder of 999 years from 2007, with a share of the freehold. Maintenance charges are approximately £150pcm with an additional charge required for Buildings Insurance.

### Directions

Upon leaving our office at 8a High Street, proceed up the High Street bearing left onto Maltravers Street. The property will be found 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.

