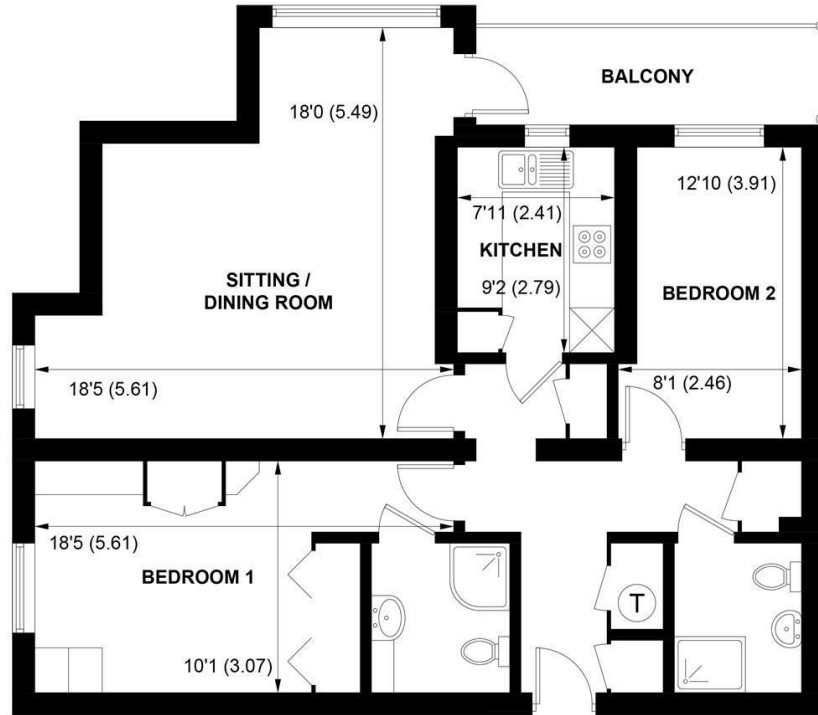




Sims Williams



29 MARTLETS COURT, QUEEN STREET, ARUNDEL, BN18 9NZ



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 832 SQ FT / 77.3 SQ M

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

ARUNDEL OFFICE

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£375,000 Leasehold

29 MARTLETS COURT, QUEEN STREET, ARUNDEL, BN18 9NZ

- Retirement Apartment
- Dual Aspect Living Room
- Fitted Kitchen
- Main Bedroom with Ensuite
- Further Bedroom & Shower Room
- Arundel Castle & Cathedral Views
- Private Covered Car Port
- Secluded Balcony with Fabulous Views
- No Onward Chain

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = E

An opportunity to purchase a well presented second floor quiet corner river facing retirement apartment. Martlets Court benefits from 24 hour emergency careline as well as a house manager, and offers the use of facilities such as communal lounge with kitchenette, hairdressers, communal garden, river terrace and off-road parking. There is also a guest suite.

Situated in a favoured central position with shops, restaurants and leisure facilities only a short walk away. The mainline train with its London and Coastal services is less than a mile away. A bus service also runs from outside the front of Martlets Court.

The apartment comprises an entrance hall with four storage cupboards, a dual aspect, light and airy, living room with access out to the private balcony with views across to Arundel Castle, Cathedral and The River Arun.

The kitchen has been fitted with a range of white base and eye-level units, incorporating appliances such as oven, electric hob and space for washing machine.

There are two bedrooms, the main bedroom is a double room with fitted wardrobes, an ensuite shower room and far reaching views. There is a further bedroom/study and a shower room.

We are advised that the lease length is 64 years. Annual ground rent of £250 per annum and £25 for the car port. Service charge is approximately £3955.60 annually.

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

From our office on the high street, continue over the bridge, there is a pedestrian access to Martlet's Court via a set of gates on the right hand side.

