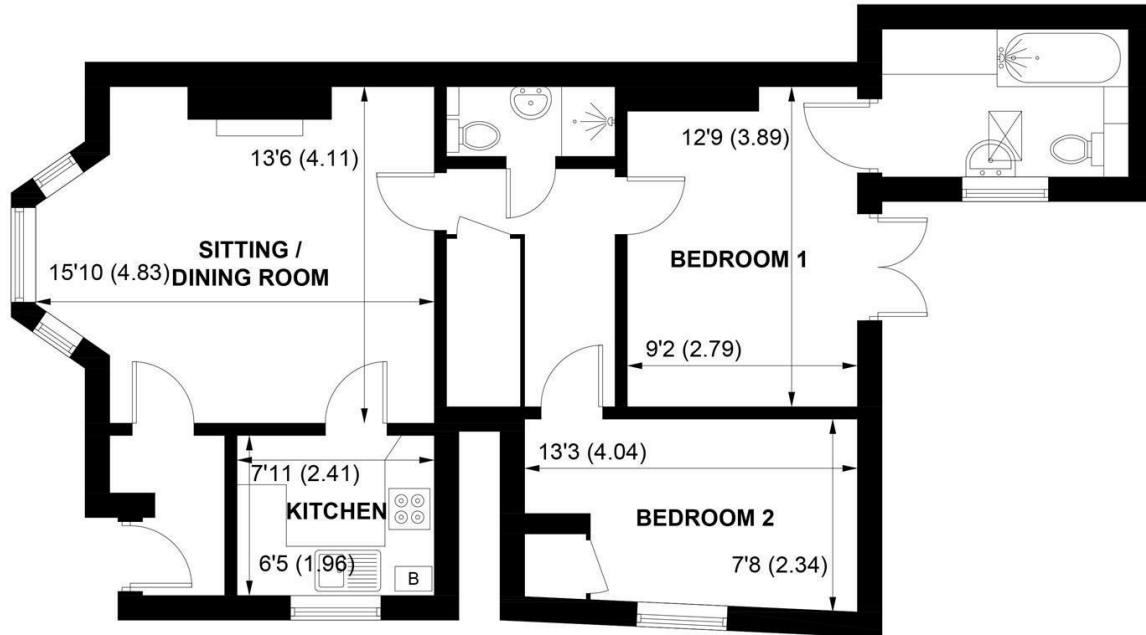




Sims Williams



4 CAUSEWAY VILLAS THE CAUSEWAY, ARUNDEL, BN18 9JL



## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 662 SQ FT / 61.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

**ARUNDEL OFFICE**

8a High Street  
Arundel  
BN18 9AB

Tel 01903 885678  
arundelsales@simswilliams.co.uk  
simswilliams.co.uk

# £295,000 Leasehold -

## 4 CAUSEWAY VILLAS, THE CAUSEWAY, ARUNDEL,

- Ground Floor Apartment
- Recently Refurbished Throughout
- Modern Fitted Kitchen
- Sitting/Dining Room with Feature Fireplace
- Main Bedroom with Ensuite Bathroom
- Further Bedroom & Family Bathroom
- Courtyard Garden
- Private Parking
- No Onward Chain

### EPC RATING

Current = D

Potential = C

### COUNCIL TAX BAND

Band = B

An opportunity to purchase a recently refurbished ground-floor apartment located on the edge of Arundel, offering convenient access to the town's shops, restaurants, and leisure facilities. Arundel Station is also within walking distance. The property features a well-equipped kitchen, a spacious sitting/dining room, a main bedroom with an en suite, allocated parking, and a private courtyard.

Upon entering, you are greeted by an inner porch with space for coats and shoes, leading through to the generous sitting/dining room, which boasts a bay window and a feature fireplace with an electric fire.

The modern kitchen is fitted with a range of base and eye-level units, and integrated appliances including a fridge/freezer, dishwasher, washing machine, oven, and hob. There is also additional space for storage.

The main bedroom enjoys double doors opening onto the courtyard and includes a fully-fitted en suite bathroom. A further bedroom is equipped with a built-in wardrobe, while the family shower room offers a walk-in shower, hand wash basin, and WC.

Outside, the property benefits from a private courtyard, perfect for outdoor seating. To the front, there is allocated

parking, with an additional private car park to the rear.

The property is on a share of a freehold and is offered with approximately 999 years remaining on the lease. All maintenance is 50% with the first floor apartment.

### 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

Upon leaving Arundel, towards Worthing along the A27 just before the Arundel train Station the property will be found on the right hand side.

