Sims-Williams

1 CASTLE VIEW, 55 HIGH STREET, ARUNDEL, WEST SUSSEX, BN18 9AJ

Apartment 1, 55 High Street, BN18 9AJ

Approximate Gross Internal Area = 90 sq m / 969 sq ft

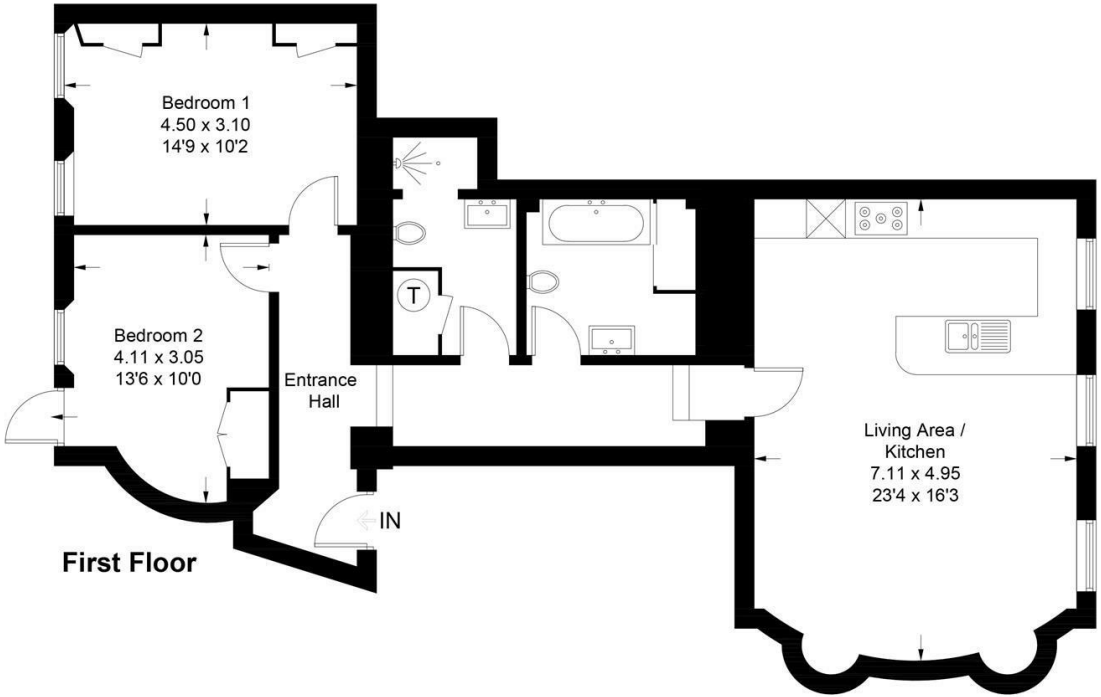

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID726130)

ARUNDEL OFFICE

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£450,000 Leasehold

1 CASTLE VIEW, 55, HIGH STREET, ARUNDEL, **BN18 9AJ**

- First Floor Apartment
- Grand & Elegant
- High Ceilings
- Modern Decor
- High Spec Kitchen
- Two Double Bedrooms
- Bathroom & Separate Shower Room
- Underfloor Heating
- Castle Views

Grade II Listed

COUNCIL TAX BAND

Band = C

An opportunity to purchase a stylish first floor apartment situated in a handsome Grade II Listed building in the centre of Arundel boasting Castle views, high ceilings and modern décor.

The property has a communal entrance, with a staircase leading to the first floor and flat entrance. The welcoming entrance hall features wooden flooring and has doors to all principle rooms. The bright and elegant open-plan kitchen/living room offers a wealth of charm with high ceilings, ornate cornicing and large sash windows over looking the High Street and Castle views.

The kitchen is finished to a high specification featuring integrated appliances including wine fridge, dishwasher, washer/dryer, electric hob, double oven and microwave together with a large American fridge/freezer and a breakfast bar.

There are two double bedrooms, both benefiting from built-in wardrobes, and one of which features access to the fire exit.

Off the hallway is a modern bathroom with an exposed brick wall and fitted with a white suite comprising bath with shower head, WC, hand wash basin and a built-in TV unit. There is a separate wet room with a large overhead shower, wash basin and an airing cupboard.

The apartment also benefits from underfloor heating throughout.

We have been informed that the lease is on the remainder of 125 years from 29/10/2013. The maintenance charge is approx. £2,625 pa. and ground rent is £250 pa.

Directions

From our office at 8a High Street, proceed up the High Street and the apartment will be found on the left-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.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract