



Total Area: 1247 ft<sup>2</sup> ... 115.9 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jim 2023

Tenure - Share of Freehold with 976 years remaining on the lease.

Service Charge - approximately £6000 per annum.

Council Tax - E

Energy Performance Rating - D

We recommend you have this verified by your legal representative at your earliest convenience.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office  
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## 3 Manor House, Tortington Manor, Tortington, Arundel BN18 0FA £400,000 – Share of Freehold



Glyn-Jones and Company are delighted to offer for sale this substantial **GROUND FLOOR APARTMENT** set within the prestigious & unique development of 'Tortington Manor' surrounded by impressive gardens.

The property accommodation comprises of; a spacious hallway, a good-sized kitchen/breakfast room with integrated appliances, a dual aspect lounge with fireplace, two double bedrooms (both with fitted wardrobes), a main bathroom and an en-suite shower room. The master bedroom benefits from double doors out to a **PRIVATE AND ENCLOSED PATIO**.

Additional attributes are; gas fired central heating via a combination boiler, sash double-glazed windows, a garage with power, an allocated parking space and further visitors parking.



At an Average rating of

**4.9/5** ★★★★★



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## 3 Manor House, Tortington Manor, Tortington, Arundel BN18 0FA £400,000 – Share of Freehold



Tortington Manor is an impressive development only a few miles outside of Arundel. Arundel & Ford mainline train stations are both nearby offering great rail links to London & coastal areas.

Arundel is a historic and bustling market town famed for its imposing medieval castle that dominates the beautiful surrounding landscape and its position on the banks of the River Arun. The town centre is a popular tourist destination and offers a wide variety of boutique shops, restaurants and wonderful period architecture.



The communal grounds and gardens extend to approximately 16 acres with many mature trees and a distant view of Arundel Castle and Cathedral. Residents can also make use of two tennis courts and a function room.

The property benefits from a long lease (977 years remaining) with a share in the freehold and is offered for sale with NO ONWARD CHAIN.



At an Average rating of  
4.9/5 ★★★★★



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