



7 Norfolk Wing, Tortington Manor
Tortington, Arundel, BN18 0FD



7 Norfolk Wing, Tortington Manor

Located in a semi-rural position on the fringes of the historic market town of Arundel is this beautifully presented penthouse apartment. Occupying a superb position within an exclusive 16-acre private development, with east, south and west facing views from its balconies, this exceptionally well-maintained home offers close to 2,000 sq. ft. of accommodation.

Share of Freehold · 3 bedrooms · 2 en-suites · Comprehensively updated · Penthouse apartment · Semi-rural location

Description

Located in a semi-rural position, within 16 acres of landscaped grounds, is this collection of beautifully restored and converted properties. Originally part of the Duke of Norfolk's estate and latterly a school and college, Tortington Manor was redeveloped in about 2000, with this apartment occupying what is arguably the finest position, with stunning views over the south lawns.

Tortington Manor is approached via a private entrance flanked by a handsome brick wall. Once within, Norfolk Wing is located at the furthest point of the development, found at the end of an attractive driveway.

A secure entrance leads into the communal entrance hall, where either a lift or staircase takes you to the second floor. 7 Norfolk Wing is a beautifully presented penthouse apartment that has been comprehensively updated by the current owners. The property offers modern, bright and spacious accommodation.

The large reception hall leads to a grand dual aspect sitting/dining room, with doors opening onto one of two private south facing balconies.

The refitted kitchen/breakfast room is also a good size. This attractive space is beautifully appointed, with Miele appliances, a large central island and doors opening to the west facing balcony.

There is a dual aspect master bedroom and a further large bedroom, each benefitting from its own bathroom, fitted wardrobes and balcony.



The remainder of the property comprises a third double bedroom/study with fitted cupboards, a guest cloakroom with wall to wall storage and further cupboards located in the hall. Outside there is ample parking, including two designated spaces, a larger than average garage and parking bays for visitors. The grounds are beautifully landscaped, with formal gardens and two hard tennis courts. The extensive south lawns are particularly attractive, with this penthouse apartment enjoying direct views over them. There is also a communal room for the use of residents.

Location

Arundel, with its impressive Norman castle and prominent cathedral, sits on the boundary of the South Downs National Park. It is consistently considered one of the finest historic towns in the country. Once a thriving market town and port, Arundel is well known for its traditional tearooms, monthly farmers' market, local shops and boutiques, and eclectic mix of independent restaurants.

There is a wide choice of sporting and recreational activities in the surrounding area, including horse racing at both Goodwood and Fontwell Park; motor sports at Goodwood; polo at Cowdray Park; glorious beaches at nearby Climping and the Witterings; dinghy sailing from numerous clubs along the coast, with harbours and marinas at Chichester and Littlehampton for larger yachts; golf courses; fishing by the River Arun; cycling, walking and riding in the rich surrounding countryside.

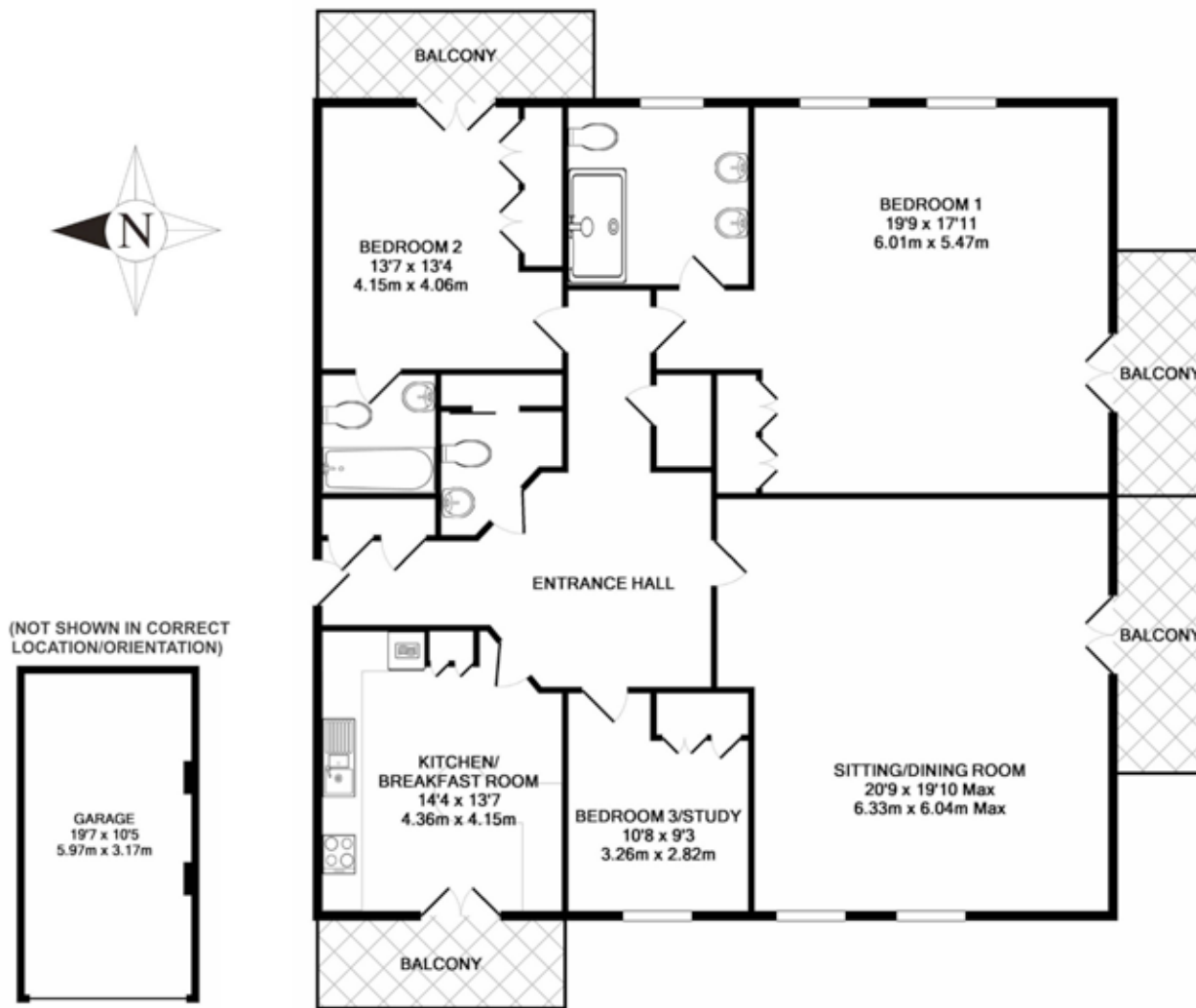
There are rail links to London, Southampton and Portsmouth from both Ford and Arundel Stations. Closer to home, the beautiful cathedral city of Chichester to the west offers comprehensive shopping, theatre, cinema, sports facilities, galleries and a museum while, to the east, the vibrant city of Brighton provides a further range of social, leisure and cultural pursuits.











APPROX. GROSS INTERNAL FLOOR AREA (INCLUDING GARAGE) 1915 SQ FT / 178.0 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.

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Services

Mains gas and electricity; private estate water and drainage system; high speed broadband. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band F

Reference

PEG - 7Nor

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



Pegasus Properties

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