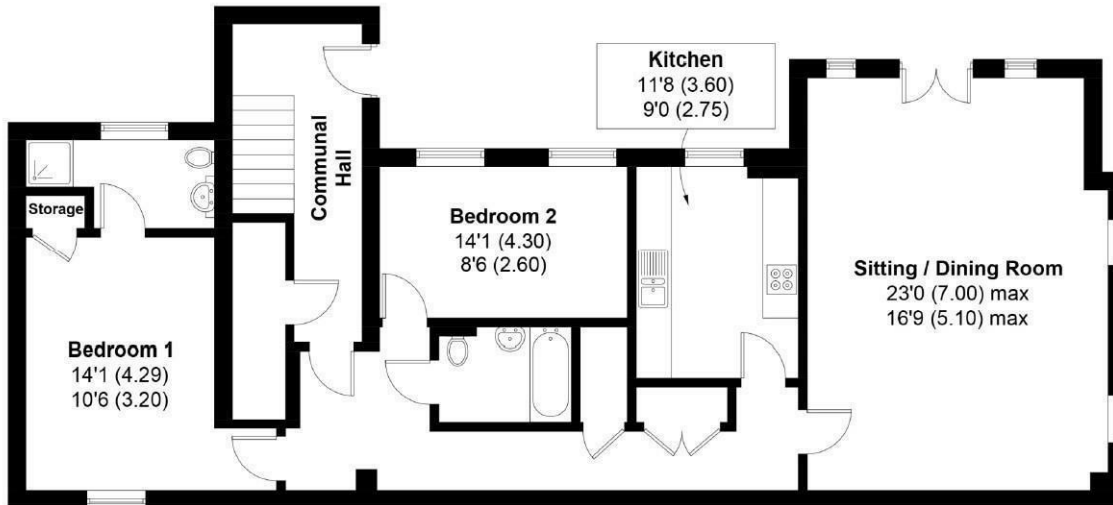




FLAT 3 GOODWOOD WING FORD ROAD, TORTINGTON, ARUNDEL, WEST SUSSEX, BN18 0FE

Goodwood Wing, Tortington Manor, Arundel, BN18 0FE

APPROXIMATE GROSS INTERNAL AREA = 1062 SQ FT / 98.7 SQ M
(EXCLUDING COMMUNAL HALL)



GROUND FLOOR

£1,350 PCM

FLAT 3 GOODWOOD WING, FORD ROAD,
TORTINGTON ARUNDEL,

- Ground Floor Apartment
- Bright Dual Aspect Lounge
- Fitted Kitchen
- Master Bedroom With En Suite
- Second Double Bedroom
- Family Bathroom
- Quiet Development
- Allocated Parking Space
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = D

Two bedroom apartment located in the sought after development of Tortington Manor.

There is a communal entrance with secure entry system.

Once in the apartment it is very bright and spacious. The hallway offers access to all rooms and benefits from a large storage cupboard and further airing cupboard.

The lounge is a dual aspect room with doors leading out to the patio area.

The kitchen has plenty of eye and base level units and benefits from integrated appliances to include electric oven and hob with extractor over, fridge/freezer, washing machine and dishwasher.

The master bedroom is a large bright double with built in wardrobe and offers an en suite shower room.

The en suite comprises of a white suite with vanity unit under the sink offering storage and a shower cubicle.

The second bedroom is also a double room.

The family bathroom comprises of a white suite with shower over bath and again features a vanity unit under the sink.

The development offers maintained communal grounds, tennis courts and plenty of visitor parking.

The property benefits from neutral decor throughout, gas central heating, double glazing and an allocated parking space.

With regret no children or pets are accepted.

There is an additional charge for water on top of the rent as it is included within the maintenance charge.

The property will receive a refresh of paintwork throughout in July 2024. All appliances and the boiler are serviced by a homecare plan.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

