

The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive gold font on a dark blue square background.

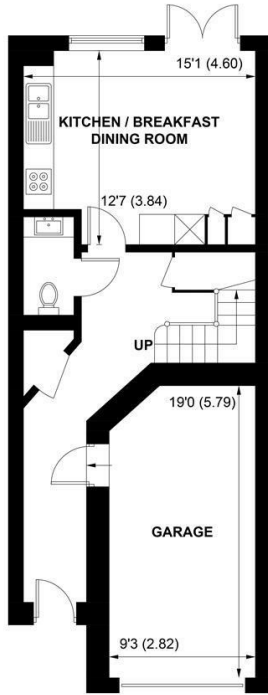
Sims Williams



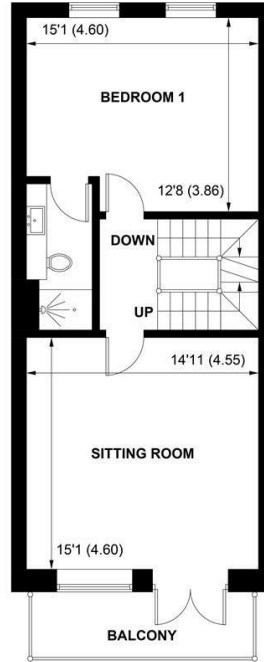
9 ARUNDEL WING, TORTINGTON MANOR, FORD ROAD, TORTINGTON, ARUNDEL, BN18 0FG



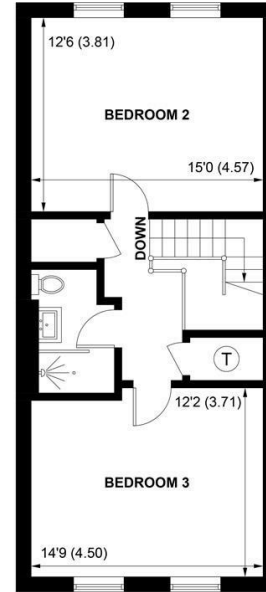




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1691 SQ FT / 157.1 SQ M  
(INCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams



# £575,000 Share of Freehold

9 ARUNDEL WING, TORTINGTON MANOR, FORD ROAD, TORTINGTON ARUNDEL,

- Beautifully Presented Townhouse
- Kitchen/Breakfast Room
- Living Room with Balcony
- Master Bedroom with Modern Ensuite
- Further 2 Double Bedrooms
- Far Reaching Countryside Views
- Garden & Terraced Courtyard
- Views of Castle & Cathedral
- Integral Garage and Residents/Visitor Parking

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = E

A beautifully presented three bedroom town house situated in the highly sought-after development of Tortington Manor. The accommodation is arranged over three floors and enjoys wonderful views across farmland towards Arundel Castle and Cathedral.

On the ground floor is a welcoming entrance hallway, with side door that takes you into the integral garage. There is a newly fitted downstairs cloakroom, and multiple storage cupboards.

The spacious kitchen/dining room has been fitted with a range of cream fronted eye to base level units, these have been integrated with fridge/freezer, oven, microwave, dishwasher and plumbing space for washing machine. There are French doors leading to the terrace.

On the first floor there is the master bedroom which benefits from views across to Arundel and a newly fitted ensuite shower room. The charming sitting room features double doors opening onto a south facing balcony.

There are a further 2 double bedrooms located on the second floor along with a newly fitted modern shower room.

Outside, the pretty private courtyard garden enjoys a raised decked area leading down to further space for table

and chairs. There are beautifully planted borders. The property also benefits from off-road parking for 2 cars and a garage. There is further parking for residents and visitors.

The property comes with a share of the freehold and the lease is on the remainder of 999 years from 2002. We have been advised by our vendor the annual service charge is approximately £6,227.64.

## Directions

From the Arundel roundabout on the A27 & A284, proceed southwards towards Ford. The entrance to Tortington Manor will be found on the right hand side of the road. Once in Tortington Manor, follow the road and Arundel Wing is the building on the right 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.





