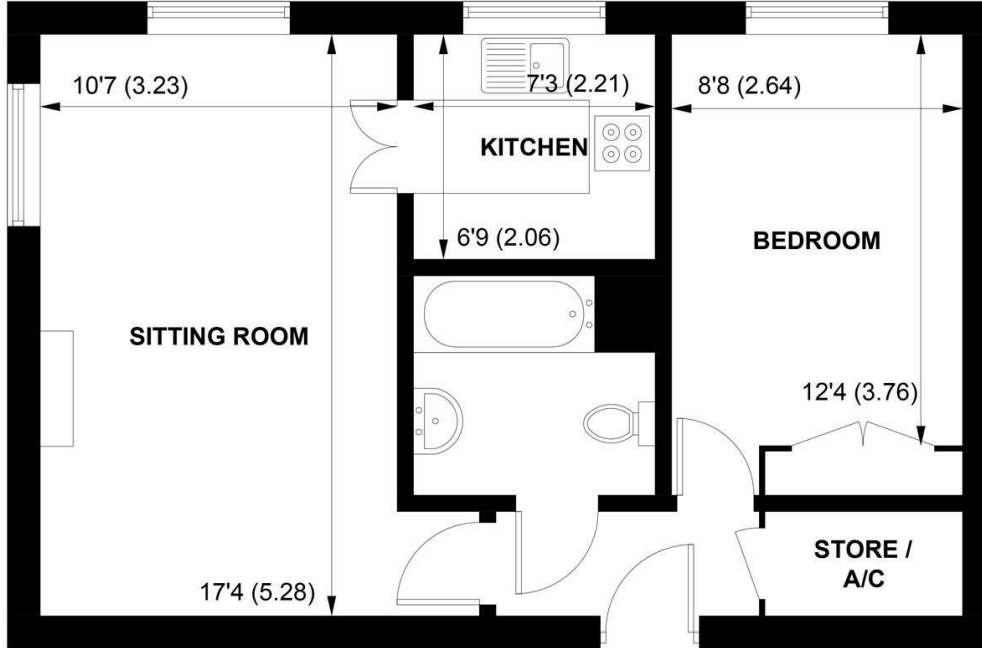




24 CAEN STONE COURT QUEEN STREET, ARUNDEL, BN18 9FE



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 480 SQ FT / 44.6 SQ M

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

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£150,000 Leasehold

24 CAEN STONE COURT, QUEEN STREET,
ARUNDEL,

- Top Floor Retirement Apartment
- Dual Aspect Living/Dining Room
- Fitted Kitchen
- Integrated Appliances
- Double Bedroom with Wardrobes
- Bathroom
- Walk in Storage Cupboard
- Communal Lounge & Terrace
- No Onward Chain

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = B

Situated in a sought-after central location in Arundel, within walking distance of local amenities.

Located on the top floor with a dual aspect sitting room this apartment enjoys wonderful views across. The accommodation comprises a spacious living/dining room with feature fireplace and has double doors which open into the kitchen. The kitchen is fitted with a range of units incorporating an integrated under counter fridge and separate freezer, dishwasher, oven and hob.

The double bedroom is of generous size and benefits from built-in wardrobes. The bathroom is half tiled and is fitted with a bath with shower over, sink and w.c. There is a walk-in storage cupboard in the hallway.

Caen Stone Court benefits from a careline call system, a house manager, communal lounge with kitchen, laundry room, lift to all floors and use of a guest suite. There is also a communal terrace. Age restriction of 60 years and over for at least one occupant.

We are advised that the lease is 125 years from 2009. Ground rent approx. £381.60 bi-annually. The services charges are approx. £2927.88 pa and includes building insurance, water rates, all building maintenance, laundry room and the on site Manager.

From the High Street continue over the bridge, Caen Stone Court can be found 100 yards down on the right hand side, just past the Co-Op.

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.

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

