



# APARTMENT 1, TOWER HOUSE

LONDON ROAD | ARUNDEL | BN18 9BH

*SW*

Sims Williams



# APARTMENT 1, TOWER HOUSE

LONDON ROAD, ARUNDEL, BN18 9BH

OFFERS IN EXCESS OF £700,000 FREEHOLD

- Stunning Period Apartment
- Town Centre Location
- Bright Kitchen/Dining Room
- Master Bedroom & Ensuite Shower Room
- Two Further Bedrooms with Bespoke Fitted Wardrobes
- Views of Arundel Cathedral
- South Facing Private Courtyard
- Maintained Communal Gardens
- Parking & Garage

Situated in the heart of Arundel boasting fabulous views of Arundel Cathedral, with local amenities including shops, restaurants and mainline train station servicing to London Victoria and Coastal routes.

On entry the spacious reception hall comprises two storage cupboards and a cloakroom. The bright and spacious sitting room benefits from a feature fireplace with log burner and large south facing bay windows over looking the private and communal gardens.

The Kitchen/dining room is fitted with a range eye and base level units with integrated appliances including fridge/freezer, gas hob & dual oven. There is ample space for table and chairs.

A turning staircase leads down to another hallway where the three bedrooms and family bathroom are accessed. The master bedroom benefitting from bespoke fitted wardrobes and a ensuite shower room. There are a further two bedrooms one with with access to the private courtyard and log store.

There is a communal laundry room in the basement along with private storage cupboard which has electricity and lighting.

Outside there is south facing courtyard garden with Castle views which leads down to the communal gardens. The property also benefits from un-allocated parking and a garage.

This is a leasehold property and the current lease is 60 years. The current maintenance charges are £2904.08 per annum and ground rent is £50 per annum.





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EPC Band - Current - Potential -

Council Tax Band D

Upon leaving our office at 8a High Street, proceed up the High Street, continue northwards along London Road. The property can be found on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 1439 SQ FT / 133.7 SQ M

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

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

8a High Street  
Arundel, BN18 9AB

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