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Sims Williams

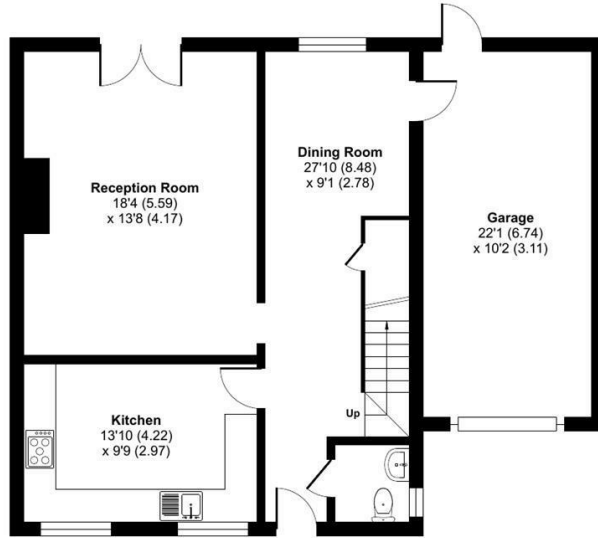


4 STABLE COURTYARD, TORTINGTON MANOR, ARUNDEL, WEST SUSSEX, BN18 0FF

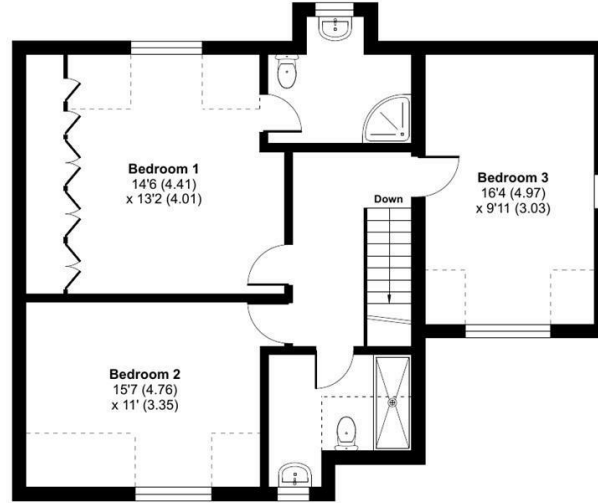




Approximate Area = 1358 sq ft / 126.1 sq m
Limited Use Area(s) = 90 sq ft / 8.3 sq m
Garage = 226 sq ft / 20.9 sq m
Total = 1674 sq ft / 155.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2024. Produced for Sims Williams. REF: 1169396



ARUNDEL OFFICE

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£625,000 Share of Freehold

4 STABLE COURTYARD,
TORTINGTON MANOR, ARUNDEL,
WEST SUSSEX, BN18 0FF

- Well Presented Semi Detached House
- Spacious Sitting Room
- Modern Fitted Kitchen
- Master Bedroom with Ensuite
- 2 Further Double Bedrooms
- Private Courtyard Garden
- Integral Garage & Driveway Parking
- 16 Acres of Communal Gardens
- 2 Tennis Courts

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = F

A delightful semi detached house located within 16 acres of gardens including formal lawns, woodland copse and two tennis courts, function room and ample visitors parking. Situated 1 mile from Arundel and all its amenities, near to both Ford & Arundel train station, and has easy road links to surrounding villages.

Entering the property you will be greeted by an entrance hall which leads into the dining room with views over the courtyard garden. There is a useful ground floor w.c..

The kitchen is fitted with a range of eye and base level units benefiting from an integrated cooker, hob, microwave, fridge, dishwasher, and a fitted breakfast bar.

The bright and spacious sitting room has a feature fireplace and French doors that open up onto the delightful courtyard garden.

On the first floor there are 3 bright double bedrooms. The master benefiting from fitted wardrobes and an ensuite shower room. The family bathroom is fitted with a white suite comprising bath with wall shower, WC & hand wash basin.

Outside, there is the delightful secluded courtyard garden which is paved for easy maintenance with mature shrub borders, which has gated rear access and direct access into the garage..

There is driveway parking with an electric charging point and the garage is accessed by an automatic up and over door. There is a further courtyard garden to the front of the property.

We have been informed by the vendors that the lease left on the property is 977 years. The service charge is £4,595 per annum. The property is being sold with a share of the freehold.

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.

Directions

From the Arundel roundabout on the A27 and A284 proceed southwards along Ford Road. After about a mile there is a turning on the right into Tortington Manor.



