



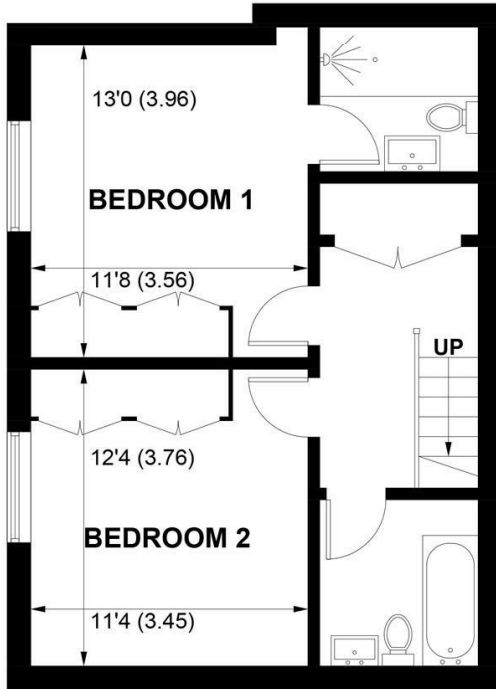
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Sims Williams



10, EAGLE BREWERY YARD, ARUNDEL, WEST SUSSEX, BN18 9FJ





**LOWER GROUND FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 978 SQ FT / 90.9 SQ M

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

# £650,000 Leasehold

10, EAGLE BREWERY YARD,  
ARUNDEL,  
WEST SUSSEX, BN18 9FJ

- Beautifully Presented Apartment
- Located in Exclusive Gated Development
- Private Entrance
- Modern Fitted Kitchen
- Dual Aspect Open Plan Living Room
- 2 Double Bedrooms
- Ensuite & Family Bathroom
- Central Arundel Location
- Parking for 2 Cars and Electric Charging Point

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = D

A well presented 2 bedroom apartment located in private gated development set in the heart of Arundel town centre. The apartment comprises of modern fitted kitchen, two double bedrooms and two allocated parking spaces with electric charging point.

Upon entry you are welcomed into the hallway which leads through to the spacious open plan kitchen/sitting/dining room. The double aspect sitting room comprises of wooden flooring throughout with the benefit of underfloor heating and large sash windows.

The kitchen/breakfast room is fitted with a range of eye and base level units that have integrated appliances including fridge/freezer, gas hob, oven and dishwasher. There is plenty of storage.

The lower ground floor is where the two double bedrooms can be found. The principal bedroom benefitting from fitted wardrobes and modern ensuite shower room. There is a further double bedroom with fitted wardrobe and separate family bathroom. We are advised the lease is on the remainder of 125 years from 2015. Service charge is £1,597 twice yearly and ground rent is £300pa.

We are advised the lease is on the remainder of 111 years. Service charge is £1,427.96 twice yearly and ground rent is £300pa.

## Directions

From our office at 8a High Street, continue down toward the mini roundabout, turn right and then immediately left into River Road. Proceed along and take the second right turning into Brewery Hill where the entrance to the development will be facing you.

## 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.



