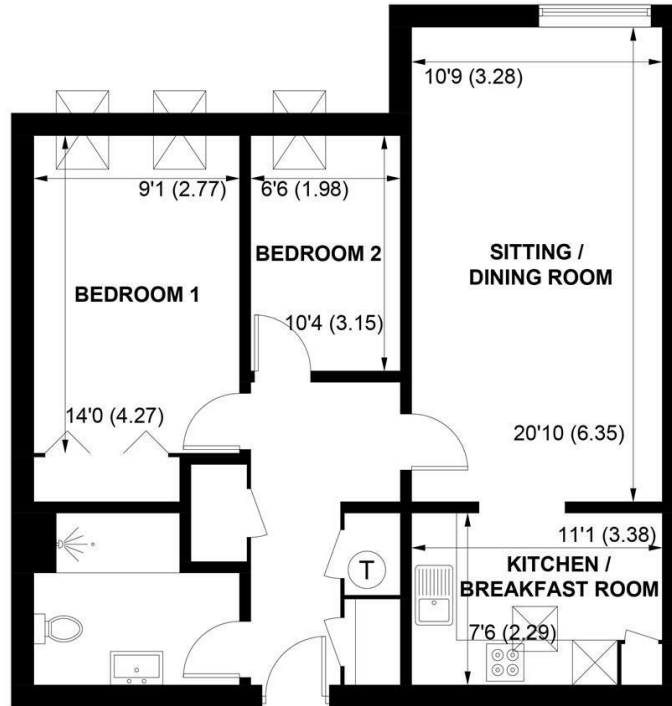




Sims Williams



40 MARTLETS COURT, QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ



### THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 718 SQ FT / 66.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

**ARUNDEL OFFICE**

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# £265,000 Freehold

40, MARTLETS COURT,  
QUEEN STREET, ARUNDEL,  
WEST SUSSEX, BN18 9NZ

- Well Presented Retirement Apartment
- Recently Refurbished Throughout
- Modern Fitted Kitchen/Breakfast Room
- Sitting Room with Feature Fireplace
- Main Bedroom with Fitted Wardrobes
- Further Bedroom/Study
- Third Floor Apartment
- Central Arundel Location
- End Of Chain

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = D

A well presented and recently refurbished third floor retirement apartment, which has lift access, situated in a convenient location in the centre of Arundel. The apartment enjoys bright and spacious accommodation offered with no onward chain.

Situated in a favoured central position, only a short walk away to local shops, restaurants and leisure facilities in Arundel town centre. The mainline train station, with its London and Coastal service is less than a mile away and there are good road links to surrounding areas via the A27 and A284.

The apartment comprises entrance hall with useful storage cupboards and doors to all principal rooms. The sitting room benefits from feature fireplace and views toward the surrounding countryside.

There are double doors leading into the newly fitted modern kitchen which has a range of base and eye level units with integrated appliances including fridge/freezer, ovens, hob and dishwasher. There is also space for table and chairs.

The main bedroom is dual aspect and benefits from fitted wardrobes. There is a further single bedroom/study and a new fitted shower room comprising a walk in shower, WC and hand wash basin.

We are advised that the lease length is 159 years from 1990. Annual service charges are £3,200 per annum and ground rent is approximately £250 per annum.

## Directions

From our office on the High Street, continue over the bridge, there is pedestrian access to Martlets Court via a set of gates 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.

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



