



Sims Williams



APARTMENT 3, TOWER HOUSE, LONDON ROAD, ARUNDEL, WEST SUSSEX, BN18 9BH



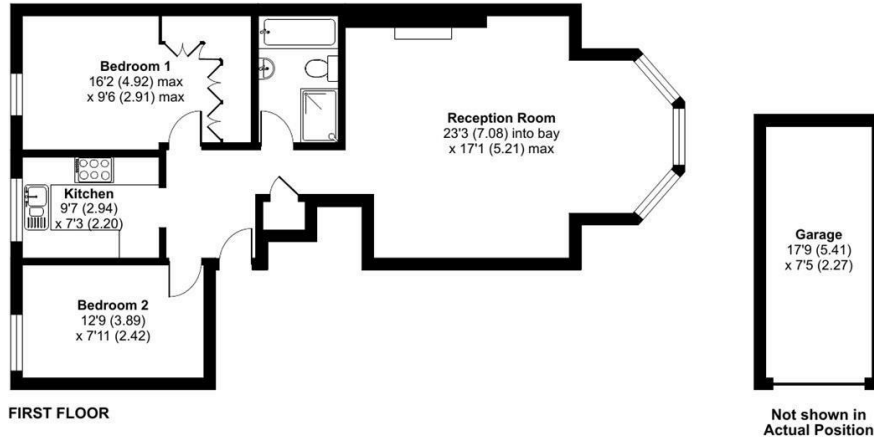


Approximate Area = 814 sq ft / 75.6 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 948 sq ft / 88 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1294414



ARUNDEL OFFICE

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£545,000 Leasehold

APARTMENT 3, TOWER HOUSE,
LONDON ROAD ARUNDEL,
WEST SUSSEX, BN18 9BH

- Grade II Listed Character Apartment
- Located in Central Arundel
- Bespoke Fitted Kitchen
- Living/Dining Room with Fireplace
- Character Features Throughout
- Two Double Bedrooms
- Private Garage
- Beautiful Mature Communal Gardens
- No Onward Chain

Grade II Listed

COUNCIL TAX BAND

Band = D

A beautifully presented first-floor Georgian apartment brimming with character features and enjoying stunning, far-reaching views over the surrounding countryside. Ideally situated in the heart of Arundel's Old Town, the property is just a short walk from an array of independent shops, restaurants, and the mainline railway station, offering direct services to London Victoria.

Upon entering, you are welcomed into a spacious entrance hall providing access to all principal rooms, along with a useful storage cupboard. The generously proportioned sitting/dining room boasts a large bay window framing panoramic countryside views, and features an open fireplace, with ample space for a dining table and chairs.

The modern kitchen is well-appointed with a range of both base and wall-mounted units, a freestanding range-style cooker, integrated dishwasher, a washing machine and fridge/freezer

There are two good-sized double bedrooms, each offering charming views across the town, including outlooks to St Nicholas's Church and The Priory. One of the bedrooms also benefits from fitted wardrobes, providing excellent storage. The contemporary family bathroom comprises a walk-in shower, separate bathtub, wash hand basin and WC.

Externally, residents enjoy access to beautifully maintained communal gardens with mature shrubs and trees. The property also includes a private garage en-bloc, with additional parking spaces available on a first come, first served basis. A communal laundry room is located in the basement.

There are approximately 122 years remaining on the lease, with a current monthly service charge of £278.31.

Directions

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.

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



