



Flat 9, Batworth Park House, Crossbush, Arundel, BN18 9PG £210,000

- Superb Second Floor Retirement Apartment In Stunning Setting
- 11'5 Kitchen With Integrated Appliances
- 55+ Age Restriction
- Chain Free With Vacant Possession
- Set In Extensive Grounds In Tucked Away Position Close To Arundel
- 16'7 Master Bedroom With Fitted Warbrobes
- Spacious En Suite Shower Room
- 20'4x14'3 Lounge With Far Reaching Views Over South Downs
- Garage & Residents Parking
- Viewing Highly Recommended To Appreciate Size & Quality Of This Apartment

Batworth Park House, Arundel BN18 9PG

Superb Second-Floor Retirement Apartment in a Stunning Setting

This exceptional second-floor retirement apartment, set within extensive grounds in a peaceful location near Arundel, offers a perfect home for those aged 55 and over. The property boasts a spacious 20'4 x 14'3 lounge with breathtaking views of the South Downs, a well-equipped 11'5 kitchen with integrated appliances, and a generous 16'7 master bedroom featuring fitted wardrobes. The spacious en suite shower room adds to the comfort of this home. Additional benefits include a garage, residents' parking, and a chain-free sale with vacant possession. Viewing is highly recommended to appreciate the size, quality, and stunning surroundings of this apartment.



Council Tax Band: C

Tenure: Leasehold



LIVING ROOM

20'4x14'3

KITCHEN

11'5x9'1

With integrated
appliances
(fridge/freezer, oven/hob
and dishwasher)

BEDROOM

16'7x12'5

With fitted wardrobes

EN SUITE SHOWER ROOM

7'8x7'1

SEPERATE W/C

5'95 x 3'47

INNER HALLWAY

20'52 x 4'03

GARAGE

With electric up and over
door

In adjacent compound

LEASE/SERVICE CHARGE

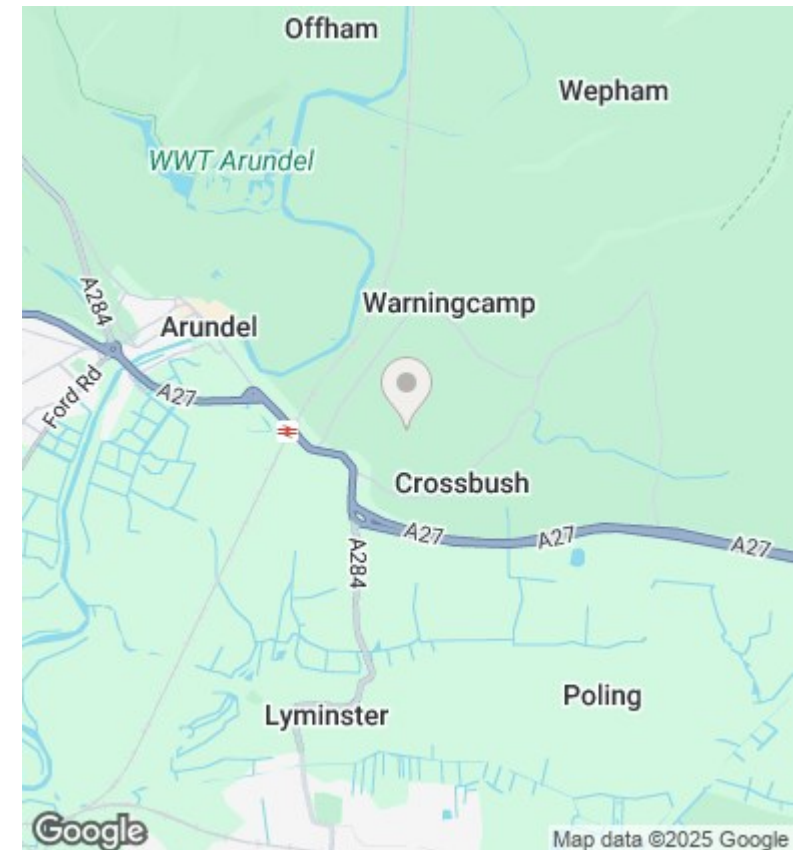
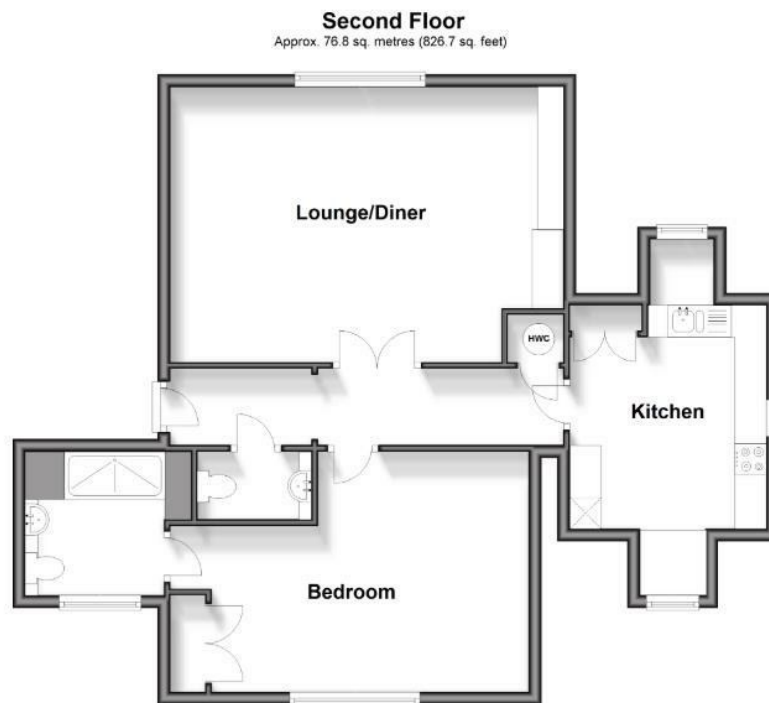
Lease Length: 151 Years

Remaining

Service Charge: £4416 per
annum

Ground Rent: none





Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	64
EU Directive 2002/91/EC		
England & Wales		

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.