



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 (Flat not lift served so would suit active person/s)
- 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

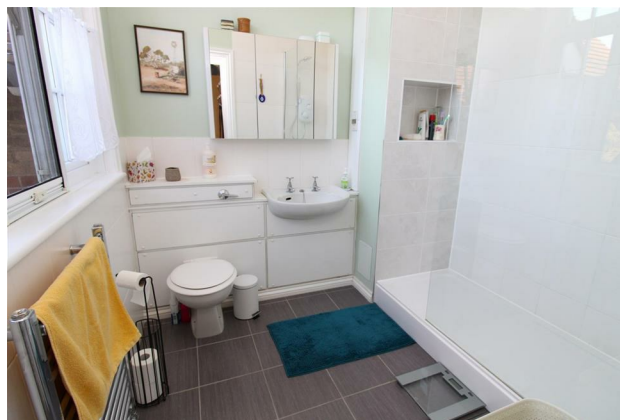
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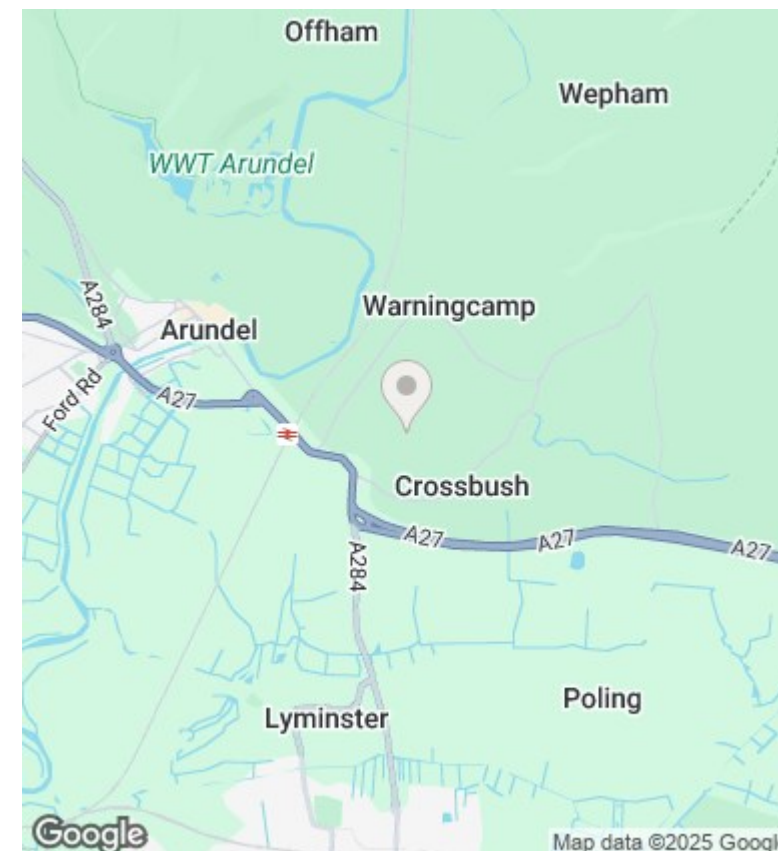
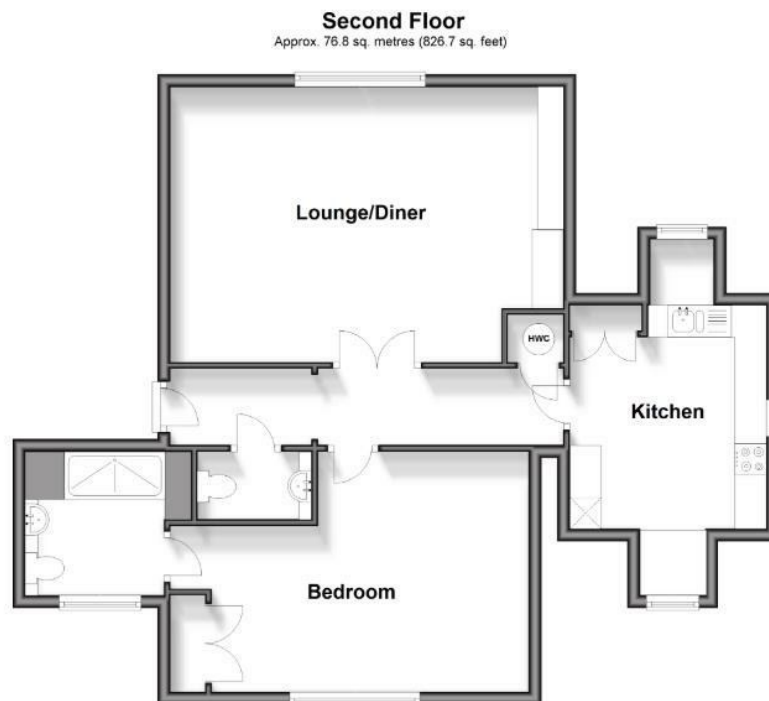
Service Charge: £4416 per annum

Ground Rent: none

AGENTS NOTE

There is no lift in this block so the apartment is best suited to active seniors who can enjoy the close proximity to the South Downs and the many country walks available. The town of Arundel lies nearby with the glorious Cathedral and historic castle amongst the many attractions. There is also nearby Goodwood with the Festival Of Speed and the "Glorious Goodwood" event amongst the highlights.





Arundel is a charming market town renowned for its rich history, picturesque landscapes, and vibrant community amenities. Situated along the River Arun and nestled at the edge of the South Downs National Park, Arundel offers a blend of cultural heritage and natural beauty.

Arundel is approximately 90 minutes from London by train. The town is well-served by local transport, including bus services connecting to nearby areas.

Whether you're interested in exploring historic sites, enjoying outdoor activities, or indulging in local cuisine, Arundel offers a delightful experience for visitors and residents alike.

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

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.