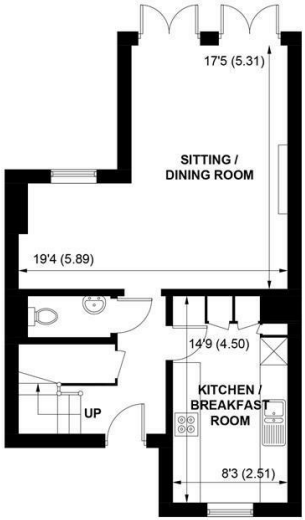
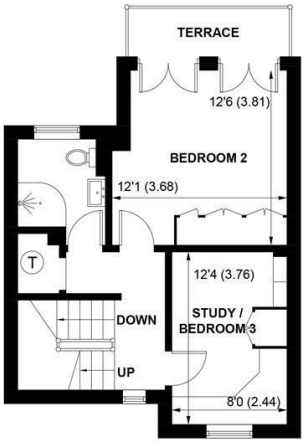
Sims Williams

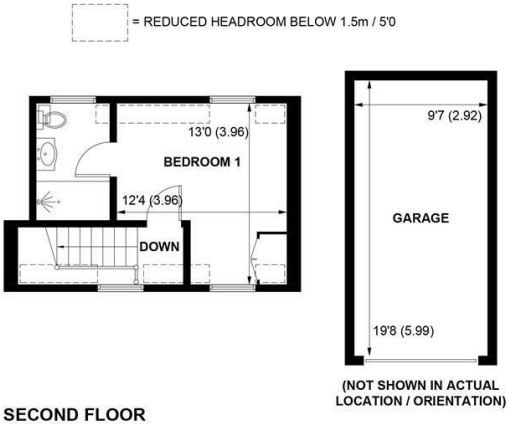
2 GOODWOOD WING, TORTINGTON MANOR, ARUNDEL, WEST SUSSEX, BN18 0FA




GROUND FLOOR




FIRST FLOOR




SECOND FLOOR

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1159 SQ FT / 107.7 SQ M**
**GARAGE = 187 SQ FT / 17.4 SQ M**
**TOTAL= 1346 SQ FT / 125.1 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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# £300,000 Share of Freehold

## 2 GOODWOOD WING, TORTINGTON MANOR ARUNDEL, WEST SUSSEX, BN18 0FA

- A Well Presented Townhouse
- Located within Prestigious Development
- Modern Kitchen/Breakfast Room
- Spacious Sitting Room
- Principal Bedroom with Ensuite
- Two Further Bedrooms
- Courtyard & Communal Grounds
- Garage & Allocated Parking
- Visitor Parking

## EPC RATING

Current = D
Potential = C

## COUNCIL TAX BAND

Band = E

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

An opportunity to purchase a well-presented three-storey townhouse situated within the highly sought-after development of Tortington Manor. Tortington Manor is located approximately 1.6 miles south of Arundel, with both Arundel and Ford mainline train stations just a short distance away.

On arrival, you are welcomed into the entrance hall with a ground-floor WC, under stairs cupboard, and access to all principal rooms. The modern kitchen/breakfast room has been fitted with a range of base and eye-level units and includes integrated appliances such as a fridge/freezer, oven and hob, and dishwasher, with space and plumbing for a washing machine.

The spacious sitting/dining room features a fireplace and two sets of French doors onto the private courtyard garden.

To the first floor, there are two bedrooms, one with a balcony terrace and fitted wardrobe, and the other currently used as a study/bedroom three, there is also a fully fitted shower room. The second floor houses the principal bedroom with an ensuite shower room and fitted wardrobe.

Outside, there is a courtyard with space for table and chairs, while the property further benefits from a garage, allocated parking, and additional resident and visitor spaces within the development.

The property comes with a share of the freehold and the lease is on the remainder of 999 years from 2002. We have been advised by our vendor the half yearly service charge is £2,005.42. The maintenance charges covers 16 acre landscape gardens and woodland and fulltime gardeners to maintain along with the 2 tennis courts and use of the function room. Buildings Insurance and external painting is included.

### Directions

From the Arundel roundabout on the A27 proceed southwards along the Ford Road. Tortington Manor will be found on the right hand side. Once in the development follow the road and Goodwood Wing will 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.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract