

SW

Sims Williams



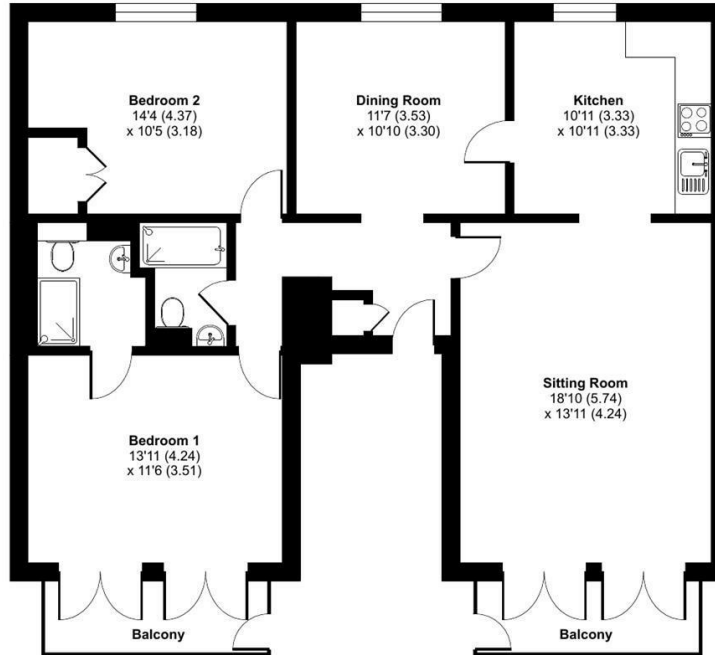
1 TOWN QUAY, RIVER ROAD, ARUNDEL, WEST SUSSEX, BN18 9DF





Approximate Area = 1011 sq ft / 93.9 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1244464



ARUNDEL OFFICE

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# OIEO £485,000 Share of Freehold

1 TOWN QUAY, RIVER ROAD,  
ARUNDEL,  
WEST SUSSEX,  
BN18 9DF

- First Floor Riverside Apartment
- Convenient Central Arundel Position
- 2 South Facing Riverside Balconies
- Spacious Sitting Room with Private Balcony
- Separate Dining Room with Views to Arundel
- Principal Bedroom with Ensuite Shower Room
- Further Double Bedroom with Fitted Wardrobe
- Communal Riverside Courtyard Garden
- Two Covered Parking Spaces & Visitor Parking

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = D

An exceptional opportunity to purchase a stunning 2-bedroom first-floor apartment in the heart of Arundel Town Centre. This fabulous property enjoys views over the River Arun and Arundel Castle. The property offers a spacious layout with two double bedrooms, a bright sitting room with balcony, a communal courtyard garden, and two covered parking spaces.

Upon entering, you are greeted by a welcoming hallway with a convenient storage cupboard and access to all principal rooms. The generously proportioned sitting room, with dual-aspect windows, floods the space with natural light and with French doors onto the private balcony—perfect for enjoying the River views.

The contemporary kitchen is fully equipped with a range of base and eye-level units, an integrated oven and gas hob, as well as space and plumbing for both a washing machine and dishwasher. Adjacent to the kitchen is a separate dining room, which offers delightful views of Arundel Town and the Castle.

The principal suite features a modern ensuite shower room, a private balcony, and views over the river. The second double bedroom comes with a built-in wardrobe, while a fully fitted family bathroom completes the accommodation.

Outside, the apartment benefits from a tranquil communal courtyard, ideal for outdoor relaxation with space for a table and chairs. The property also includes two allocated covered parking spaces, adding further convenience, along with visitor parking.

We have been informed that the lease has a remainder of 999 years from 2025. The maintenance charges are £125 per month.

## Directions

From our office at 8a High Street, continue down toward the mini roundabout, turn right and then immediately left into River Road. Town Quay will be found immediately 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





