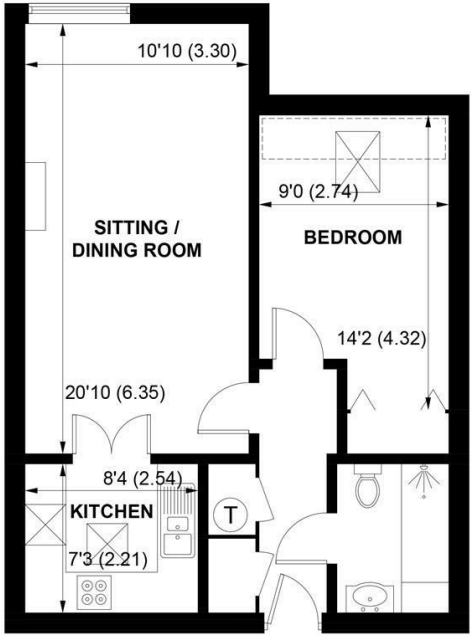


Sims Williams

48, MARTLETS COURT QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ

= Reduced headroom below 1.5m / 5'0



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 543 SQ FT / 50.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

ARUNDEL OFFICE

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£100,000 Leasehold

48, MARTLETS COURT, QUEEN STREET, ARUNDEL,

- Retirement Apartment
- Arundel Castle Views
- Fitted Kitchen
- Double Bedroom with Fitted Wardrobes
- Separate Shower Room
- Living Room with Electric Fireplace
- Residents Car Park
- Offered with No Onward Chain

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

Martlets Court is ideally situated in the heart of the historic town of Arundel, just a short walk from a variety of shops, restaurants and leisure facilities. Excellent transport links are close by via the A27 and A284, while Arundel mainline station, with London and coastal services, is less than a mile away.

Located on the third floor, this well-presented apartment offers a bright living room with attractive views towards the Castle. Double doors lead into the fitted kitchen, complete with integrated oven and hob, plus space for additional appliances. The spacious double bedroom benefits from fitted wardrobes, a fully tiled shower room with walk-in shower, WC and wash hand basin.

Martlets Court offers excellent resident facilities including a house manager, 24-hour emergency careline, communal lounge and kitchenette, hairdressing salon, communal gardens, riverside terrace, guest suite and off-road parking.

We are advised there are approximately 63 years remaining on the lease. The service charge is £3,135 per annum and the ground rent is £98 half yearly. Maintenance charges include buildings insurance, external and communal repairs and maintenance, cleaning of communal areas, and window cleaning.

Disclaimer

As the sellers 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.

AML & ID Compliance Checks

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.









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