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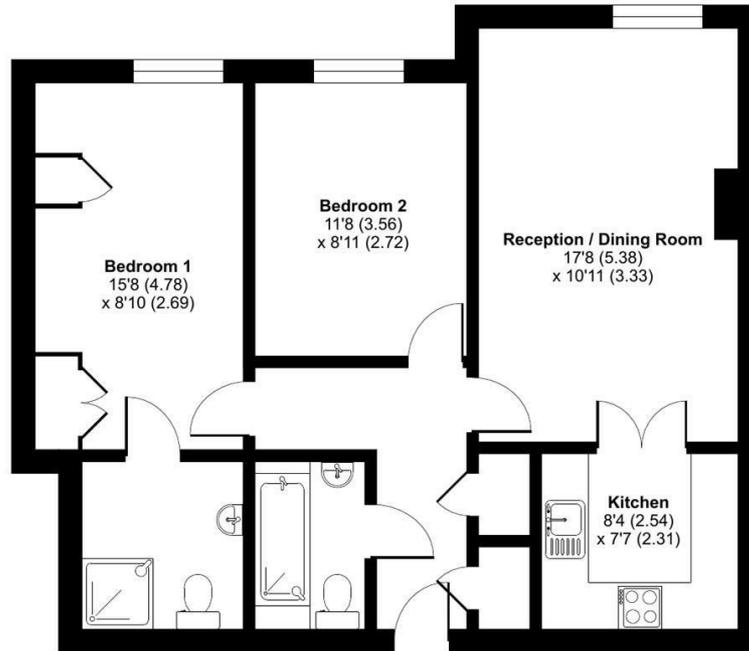
Sims Williams



FLAT 38, MARTLETS COURT QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ

Approximate Area = 706 sq ft / 65.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Sims Williams. REF: 1333842



**ARUNDEL OFFICE**

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# £165,000 Leasehold

## FLAT 38, MARTLETS COURT, QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ

- Two Bedroom Retirement Apartment
- Fitted Kitchen
- Living Room with Feature Fireplace
- Main Bedroom with Ensuite
- Further Double Bedroom
- Separate Shower Room
- Parking Spaces Available
- Landscaped Communal Gardens
- End Of Chain

### EPC RATING

Current = C

Potential = C

### COUNCIL TAX BAND

Band = D

Situated in a favoured central position in the historic town of Arundel, this apartment is just a short walk from the shops, restaurants, and leisure facilities of the town centre. A bus service runs from directly outside Martlets Court, and Arundel mainline train station—with its direct London and coastal services—is only a short distance away.

The accommodation includes an entrance hall with a useful airing cupboard and additional storage cupboard. The light and bright living/dining room features a charming fireplace and double doors leading to the kitchen.

The kitchen is fitted with a range of base and eye-level units, offering ample storage, along with an integrated fridge/freezer, two ovens, hob, and space with plumbing for a washing machine.

The principal bedroom benefits from fitted wardrobes and an ensuite shower room. There is also a further single bedroom and a main bathroom.

Martlets Court is located just a few hundred yards from Arundel's historic town centre and offers both lift and stair access to all floors. Residents benefit from a 24-hour emergency Careline service (if required) and enjoy a range of communal facilities including a lounge

with kitchenette, hairdressing salon, communal garden, river terrace, and off-road parking. A guest suite is also available for visiting friends and relatives.

We are advised the lease length is 64 years. Annual service charges are £3,719.45 per annum, and ground rent is £247.26 per annum.

### Directions

From the High Street continue over the bridge, there is pedestrian access to Martlets Court via a set of gates on the right hand side. If you are driving go past the pedestrian access and take the first turning on your right into Queens Lane. Follow the road round to the right and continue forward. The entrance to the car park for Martlets Court will be on the right 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.

