

Flat 20, Batworth Park House Arundel Park, Crossbush, Arundel, BN18 9PG

PRICE: TBC

EPC Rating: Council Tax Band: D



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Asking price £255,000

Council Tax Band: D

Beautifully positioned first floor apartment for the over 55's, set within stunning communal grounds in the South Downs National Park. Offering two bedrooms, two shower rooms, spacious living accommodation, private garage, renewed lease and no onward chain.

Set within approximately two acres of beautifully maintained communal grounds, tucked away in the peaceful surroundings of the South Downs National Park, this charming first floor apartment offers a rare opportunity for those aged 55 and over seeking a quieter pace of life whilst remaining conveniently close to the historic town of Arundel.

Batworth Park House enjoys an enviable semi-rural position with picturesque surroundings, resident parking and a wonderful sense of calm throughout the development. The apartment itself is well proportioned and thoughtfully arranged, offering light and airy accommodation with lovely views over the communal gardens.

The spacious sitting room is a particularly

attractive feature, benefitting from a bay window that draws in plenty of natural light whilst enjoying views across the grounds. Adjacent sits the fitted kitchen with ample storage and space for appliances.

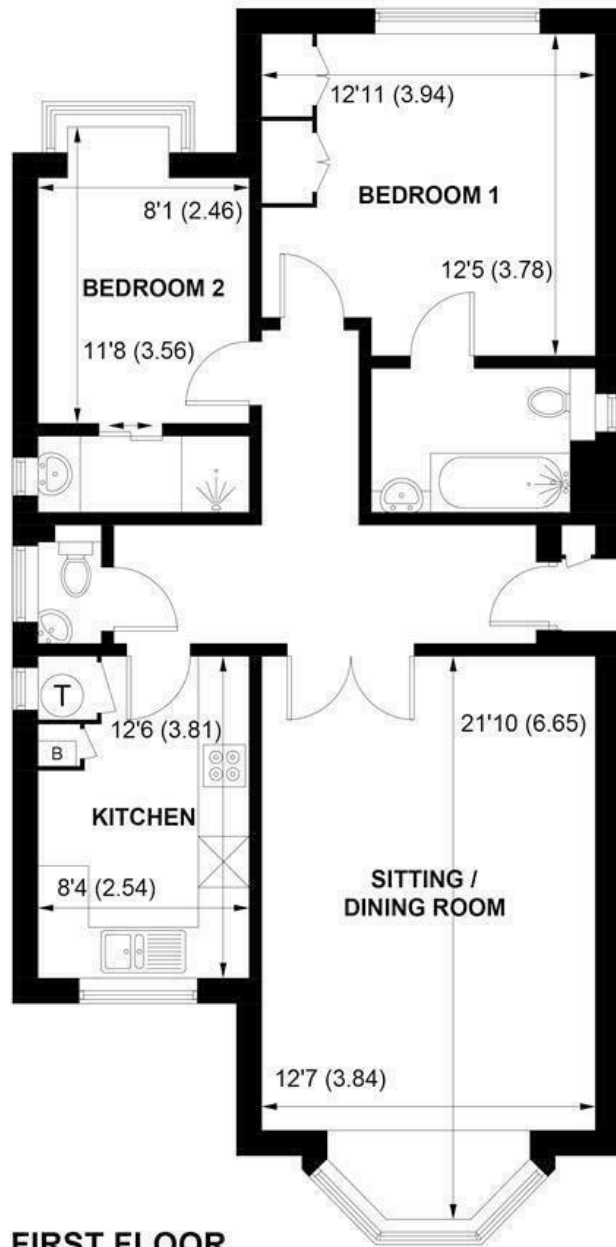
The principal bedroom offers fitted wardrobes alongside an en-suite shower room, whilst the second bedroom is served by its own separate shower room, making the layout ideal for visiting guests or flexible use as a study or hobby room. A further cloakroom adds additional practicality.

Outside, the property benefits from a private garage as well as residents and visitor parking. The communal grounds are beautifully kept and provide an idyllic setting rarely found within apartment living.

Further benefits include a recently renewed lease, offering additional peace of mind for prospective purchasers.

Offered to the market with no onward chain, this is a wonderful opportunity to secure a peaceful home within an attractive and highly regarded development on the outskirts of Arund





FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 816 SQ FT / 75.8 SQ M
 EXTERNAL CUPBOARD = 1 SQ FT / 0.1 SQ M
 TOTAL = 817 SQ FT / 75.9 SQ M

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

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