

Sims Williams

FLAT 37, MARTLETS COURT QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ



APPROXIMATE GROSS INTERNAL AREA = 787 SQ FT / 73.1 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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Arundel
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£265,000 Leasehold

FLAT 37, MARTLETS COURT, QUEEN STREET,
ARUNDEL,
WEST SUSSEX, BN18 9NZ

- Well Presented Retirement Apartment
- Modern Fitted Kitchen
- Sitting Room with Feature Fire
- Main Bedroom with Ensuite
- Further Double Bedroom & Shower Room
- Arundel Town Centre
- Communal Gardens
- No Onward Chain

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = D

This fabulous, triple-aspect two-bedroom retirement apartment has been beautifully refurbished to offer light and spacious accommodation throughout. The modern kitchen and bathrooms have been tastefully updated, creating a comfortable and stylish living environment that's ready to move into.

The property benefits from an extended lease, no onward chain, and access to excellent communal facilities, adding both convenience and appeal for prospective buyers. Situated in a superb town centre location, residents can enjoy easy access to local shops, amenities, and transport links — making this an exceptional opportunity within a well-maintained retirement development.

An excellent opportunity to purchase a well-presented, triple-aspect retirement apartment ideally positioned in the heart of Arundel. The property enjoys a favoured central location, just a short walk from the town's shops, restaurants, and leisure facilities. The mainline train station, with services to London and the coast, is less than a mile away, and there are good road and bus links to the surrounding areas.

Set on the second floor, the apartment features a bright, double-aspect sitting room with an electric feature fireplace. The modern kitchen is fitted with a range of base and eye-level units, an integrated electric oven and hob, and has space and plumbing for a washing machine and freestanding fridge/freezer.

The spacious main bedroom enjoys views of Arundel Castle and benefits from a modern ensuite shower room. There is a second bedroom and an additional contemporary shower room.

Martlets Court provides a 24-hour emergency Careline system and a dedicated House Manager, along with a superb range of communal facilities, including a residents' lounge with kitchenette, hair salon, communal gardens, river terrace, off-road parking, and a guest suite for visitors.

We are advised the lease is 139 years from 1990 with 114 years remaining. Annual service charges are £4107.40 and ground rent £123.63 half yearly.

Directions

From our office on the High Street, continue over the bridge, there is pedestrian access to Martlets Court via a set of gates 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.

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