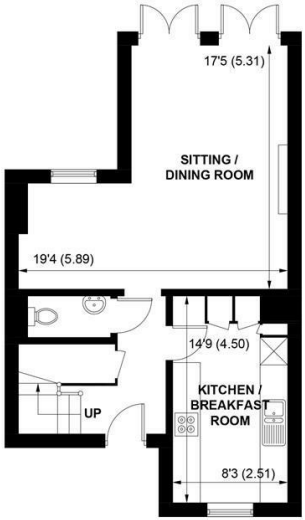
Sims Williams

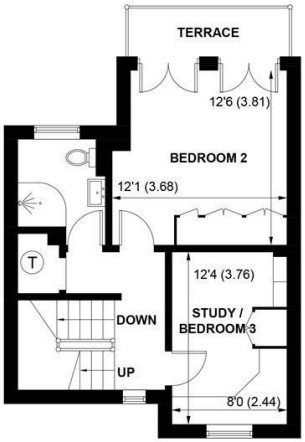


2 GOODWOOD WING, TORTINGTON MANOR, ARUNDEL, WEST SUSSEX, BN18 0FE

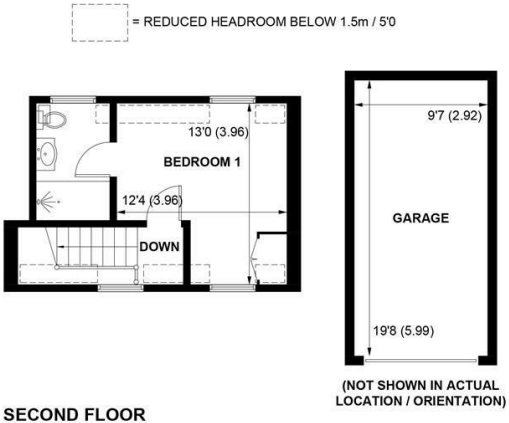




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1159 SQ FT / 107.7 SQ M
GARAGE = 187 SQ FT / 17.4 SQ M
TOTAL= 1346 SQ FT / 125.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelsales@simswilliams.co.uk
simswilliams.co.uk

£325,000 Share of Freehold

2 GOODWOOD WING, TORTINGTON MANOR
ARUNDEL,

- A Well Presented Townhouse
- Located within Prestigious Development
- Modern Kitchen/Breakfast Room
- Spacious Sitting Room
- Principal Bedroom with Ensuite
- Two Further Bedrooms
- Courtyard & Communal Grounds
- Garage & Allocated Parking
- Visitor Parking

EPC RATING
Current = D
Potential = C

COUNCIL TAX BAND
Band = E

An opportunity to purchase a well-presented three-storey townhouse situated within the highly sought-after development of Tortington Manor. Tortington Manor is located approximately 1.6 miles south of Arundel, with both Arundel and Ford mainline train stations just a short distance away.

On arrival, you are welcomed into the entrance hall with a ground-floor WC, under stairs cupboard, and access to all principal rooms. The modern kitchen/breakfast room has been fitted with a range of base and eye-level units and includes integrated appliances such as a fridge/freezer, oven and hob, and dishwasher, with space and plumbing for a washing machine.

The spacious sitting/dining room features a fireplace and two sets of French doors onto the private courtyard garden.

To the first floor, there are two bedrooms, one with a balcony terrace and fitted wardrobe, and the other currently used as a study/bedroom three, there is also a fully fitted shower room. The second floor houses the principal bedroom with an ensuite shower room and fitted wardrobe.

Outside, there is a courtyard with space for table and chairs, while the property further benefits from a garage, allocated parking, and additional resident and visitor spaces within the development.

The property comes with a share of the freehold and the lease is on the remainder of 999 years from 2002. We have been advised by our vendor the half yearly service charge is £2,005.42. The maintenance charges covers 16 acre landscape gardens and woodland and fulltime gardeners to maintain along with the 2 tennis courts and use of the function room. Buildings Insurance and external painting is included.

Directions
From the Arundel roundabout on the A27 proceed southwards along the Ford Road. Tortington Manor will be found on the right hand side. Once in the development follow the road and Goodwood Wing will be found 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.

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