



Sims Williams



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



APPROXIMATE GROSS INTERNAL AREA = 830 SQ FT / 77.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

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

£235,000 Leasehold

28 MARTLETS COURT,
QUEEN STREET,
ARUNDEL, BN18 9NZ

- Second Floor Retirement Apartment
- Dual Aspect Sitting Room
- Fitted Kitchen
- Main Bedroom with Ensuite
- Second Bedroom
- Separate Bathroom
- River Views
- Convenient Location
- No Onward Chain

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = D

A second floor corner retirement apartment enjoying a dual-aspect and offering two bedrooms, spacious sitting room, ensuite shower room & separate bathroom.

Situated in a favoured central position, only a short walk to the shops, restaurants and leisure facilities in Arundel town centre. The mainline train station, with its London and coastal service is less than a mile away and there are good road links to surrounding areas via the A27 and A284.

The entrance hall features two storage cupboards and doors to all principle rooms. The spacious dual-aspect sitting/dining room has ample space for table & chairs, and views through the trees toward the River and Arundel Cathedral.

The kitchen has a hatch through to the sitting room and also enjoys westerly views through the trees. It is fitted with a range of units with an integrated fridge-freezer, washing machine and oven.

There are two bedrooms, both featuring built-in wardrobes, with the main bedroom also benefits from an ensuite shower room. There is a separate bathroom consisting of bath, WC & hand wash basin.

Martlets Court is situated just a few hundred yards from Arundel's historic town centre, benefiting from lift and stair access to all floors and with 24 hour emergency careline, if required, and offering the use of facilities such as communal lounge and kitchenette, hairdressers, communal garden, river terrace and off-road parking. There is also a guest suite for visiting relatives and friends.

We are advised the lease length is 99 years from 1990 with 63 years remaining. Annual service charges are £3,719.45 per annum, and ground rent is £247.26 per annum.

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.

