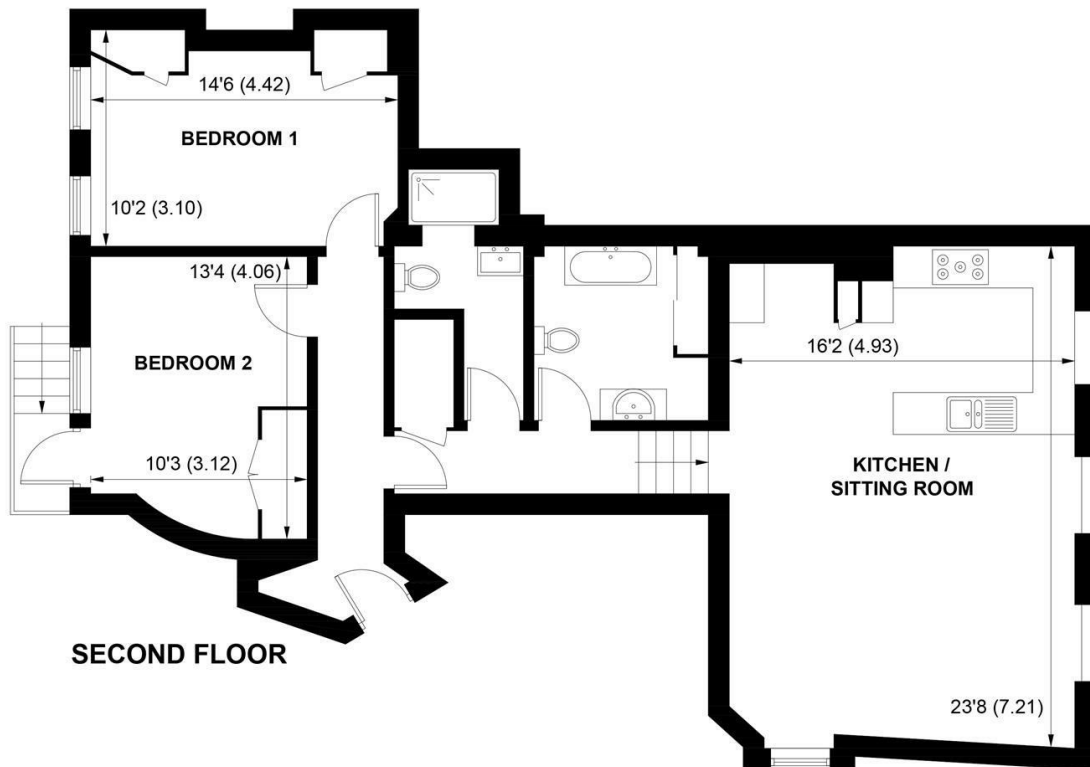




Sim's Williams



APARTMENT 3, 55 HIGH STREET, ARUNDEL, WEST SUSSEX, BN18 9AJ



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 943 SQ FT / 88.0 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams**

ARUNDEL OFFICE

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£500,000 Leasehold

APARTMENT 3, 55 HIGH STREET,
ARUNDEL, BN18 9AJ

- Spacious Apartment
- Second Floor
- Period Building
- Superb Castle Views
- Dual-Aspect Kitchen/Sitting Room
- Well-Appointed Kitchen
- Two Double Bedrooms
- Modern Bathroom & Wet Room
- Underfloor Heating

Grade II Listed

COUNCIL TAX BAND

Band = C

A beautifully presented apartment situated on the second floor of a Grade II Listed period building offering contemporary accommodation comprising two bedrooms and open plan living enjoying wonderful Castle views.

The bright and spacious accommodation consists of a welcoming entrance hallway featuring wooden flooring. Leading through is the superb dual-aspect open plan kitchen/living room which boasts impressive Castle views.

The kitchen is well appointed with a range of units with integrated appliances including an American style fridge-freezer, oven and combi-microwave, hob, dishwasher and breakfast bar.

There are two double bedrooms which both benefit from having built-in wardrobes and one of which has access to the fire exit. The family bathroom is fitted with a modern suite comprising bath, hand wash basin & WC with a useful storage cupboard. There is a separate wet room.

There is underfloor heating throughout, together with built-in ceiling speakers.

We have been informed that the lease is on the remainder of 125 years from 29/10/2013. The maintenance charge is approx. £2,000 pa. and ground rent is £250 pa.

Directions

From our office at 8a High Street, proceed up the High Street and the apartment 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.

