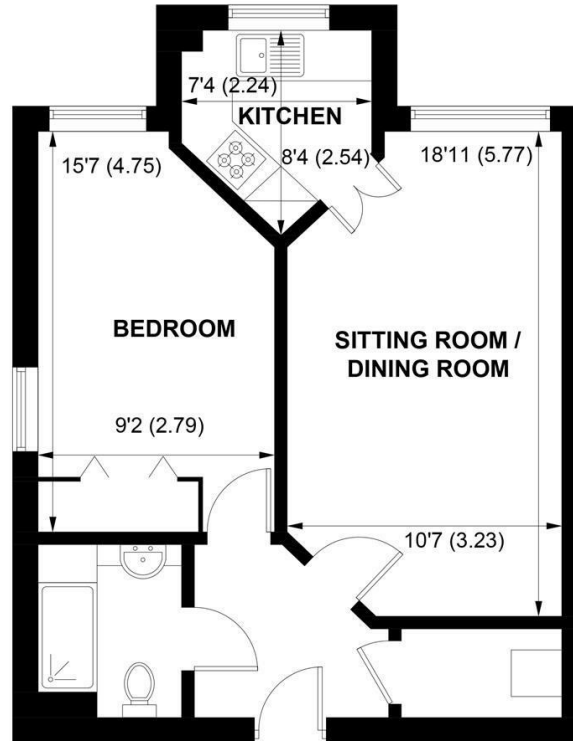




7 CAEN STONE COURT QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9FE



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 494 SQ FT / 45.9 SQ M

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

# £159,950 Leasehold

7 CAEN STONE COURT,  
QUEEN STREET, ARUNDEL,  
WEST SUSSEX, BN18 9FE

- Retirement Apartment
- Convenient Location
- Bright Living/Dining Room
- Feature Fireplace
- Fitted Kitchen
- Double Bedroom with Fitted Wardrobes
- Shower Room
- Communal Lounge
- Communal Gardens

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = B

A bright first floor retirement apartment offering vacant possession comprising a living/dining room, fitted kitchen with integrated appliances, master double bedroom with fitted wardrobes and a modern shower room.

This property is situated in a sought-after location in Arundel, within walking distance of local amenities.

The bright living/dining room has a feature fireplace with electric fire and ample space for separate dining area. There are double doors opening into the fitted kitchen which includes an integrated fridge, freezer and a built-in oven and hob.

The dual-aspect master bedroom is complete with fitted wardrobes. The modern shower room is fully tiled and fitted with a white suite comprising of a shower, wash hand basin and WC.

Caen Stone Court benefits from a careline call system, a house manager, communal lounge with kitchen, laundry room, lift to all floors and use of a guest suite. There is also a communal terrace. Age restriction of

60 years and over for at least one occupant.

We are advised that the property is held on the remainder of 125 year lease from 1/1/09. Ground rent approx. £212.50 every 6 months. The services charges are approx. £2361.53 per annum.

## Directions

From the High Street continue over the bridge, Caen Stone Court can be found 100 yards down on the right hand side.

## Disclaimer

As the sellers 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.



