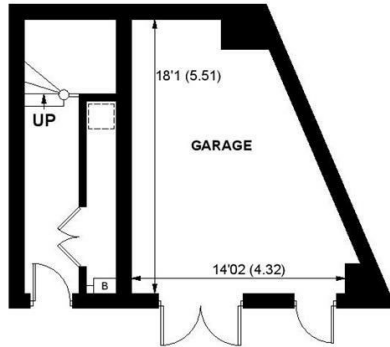
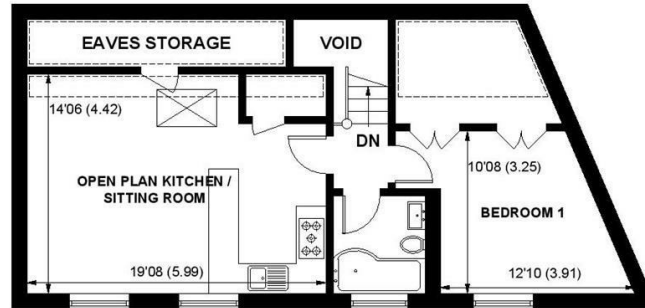




 = REDUCED HEADROOM BELOW 1.5M / 5'0"



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 738 SQ FT / 68.6 SQ M  
 GARAGE = 214 SQ FT / 19.9 SQ M  
 TOTAL = 952 SQ FT / 88.5 SQ M  
 (INCLUDING EAVES STORAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©  
 Produced for Sims Williams

# £325,000 Leasehold

14 EAGLE BREWERY YARD,  
BREWERY HILL, ARUNDEL,  
WEST SUSSEX, BN18 9FJ

- Modern Apartment
- High Specification
- Exclusive Gated Development
- Dual-Aspect Kitchen/Living Room
- Kitchen with Integrated Appliances
- Double Bedroom with Fitted Wardrobes
- Stylish Bathroom
- Large Garage
- Arundel Old Town

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = B

A superb opportunity to purchase an immaculately presented modern apartment situated in an exclusive gated development in the heart of old Arundel. The property is just over three years old and has been finished to a high specification with the benefit of having the largest garage in the development.

The Eagle Brewery Yard development consists of 13 properties which were fully completed in 2017.

On the ground floor is an entrance hall with useful storage cupboards and stairs leading to landing with doors to all principle rooms. The wonderful open plan kitchen/living room enjoys a dual-aspect and features wooden flooring, American shutters, storage cupboard & further eaves storage.

The modern kitchen is fitted with a range of white units with granite surfaces and integrated appliances including fridge, freezer, dishwasher, washing machine, oven & gas hob.

There is a double bedroom which benefits from double built-in wardrobes and American shutters. The stylish bathroom is fitted with a white suite comprising bath with wall shower, heated towel rail, hand wash basin & WC.

Outside is a large garage with power

which is located directly underneath the apartment.

We are advised that the lease is on the remainder of 125 years. Service charge is approximately £1,100-£1,200 pa. and ground rent is £300pa.

## 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.

## Directions

From our office at 8a High Street, continue down toward the mini roundabout, turn right and then immediately left into River Road. Proceed along and take the second right turning into Brewery Hill where the entrance to the development will be facing you.



