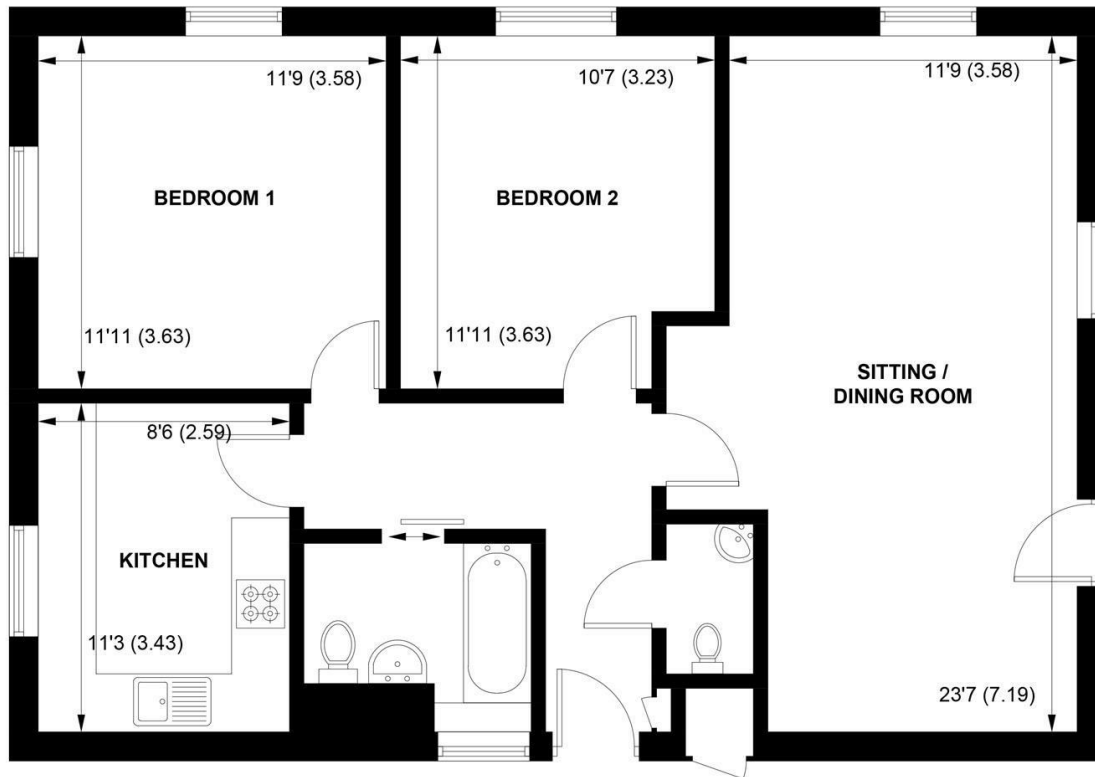




7 THE OLD MILL RIVER ROAD, ARUNDEL, WEST SUSSEX, BN18 9JR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 837 SQ FT / 77.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams

ARUNDEL OFFICE

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£335,000 Leasehold

7 THE OLD MILL, RIVER ROAD,
ARUNDEL, BN18 9JR

- First Floor Apartment
- Bright & Spacious
- Large Roof Terrace
- Garage
- Dual-Aspect Living/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom & Separate Cloakroom
- Central Location

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = C

An opportunity to purchase a spacious first floor two bedroom apartment in the heart of Arundel with the benefit of a large roof terrace and a garage.

Situated within a few yards of the shops, restaurants and leisure facilities in the heart of the historic town of Arundel. The mainline train station, with its London and coastal service is less than a mile away and there are good road links to the surrounding areas via the A27 and A284.

The entrance hall comprises doors to all rooms and a cloakroom with WC and wash basin. The bright dual-aspect living/dining room is of generous size and has a door out to the wonderful decked private roof terrace with views of the town.

The kitchen is fitted with a range of modern units with an integrated oven & gas hob, with space for fridge-freezer and washing machine.

There are two good sized double bedrooms, one of which enjoying a dual-aspect and a bathroom which is fitted with a white suite comprising bath with shower over, hand wash basin, heated towel rail & WC.

Outside there is access to the garage.

The lease is on the remainder of 125

years from 2011. Maintenance charges are approximately £944 per annum, ground rent is £100 per annum and buildings insurance for 2019 was £474.

Directions

From the bottom of the High Street proceed past our office at 8a and take a right on the roundabout. Turn left into River Road and the apartments will be found past the entrance to Crown Yard 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.

