



**Tortington Manor**  
Arundel

**Carter Jonas**



## 12 ARUNDEL WING TORTINGTON MANOR ARUNDEL BN18 0FG

3/4 Bedrooms · 2 Reception rooms · 2 Bathrooms  
Kitchen/Dining room · Garage and parking  
Garden · Shared grounds

### DESCRIPTION

#### GROUND FLOOR

Reception hall with two coat cupboards, a cloakroom comprising wash basin encased in a vanity unit and toilet. There is a dining room/study with window to front aspect.

Kitchen breakfast room comprising range of modern cabinets with integrated Siemens oven, electric hob, and microwave. Integrated John Lewis washing machine, Siemens dishwasher, fridge, freezer, and separate fridge. Space for breakfast table. French doors to rear garden with gravel and oval patio area, with borders, overlooking communal grounds.

#### FIRST FLOOR

Sitting room with two double glazed sliding sash windows overlooking rear communal grounds towards countryside. Central fireplace with surround and mantelpiece in electric fire.

Principal bedroom comprising a double bedroom with built-in furniture comprising wardrobes. Bathroom comprising bath, shower attachment, wash basin encased in vanity unit, and toilet

#### SECOND FLOOR

Two double bedrooms with fitted wardrobes. One has an ensuite shower room.

### OUTSIDE

Externally there is parking to the front of the property. Rear garden and a single garage situated in a block.

**A WELL PRESENTED TOWNHOUSE LOCATED WITHIN THE GROUNDS OF TORTINGTON MANOR WITH EXCEPTIONAL VIEWS AND ACCESS TO 16 ACRES OF COMMUNAL GROUNDS WITH TENNIS COURTS**





#### OTHER INFORMATION

EPC Rating D

Council Tax Band F

Mains gas, electricity, water and drainage.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk) which states Ultrafast is available and mobile coverage is good outdoor and variable indoor.

Lease 999 from 29 September 2000

Service charge 2025 £6,375pa

Peppercorn rent

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** BN18 OFG

what3words:///connector.powering.foam



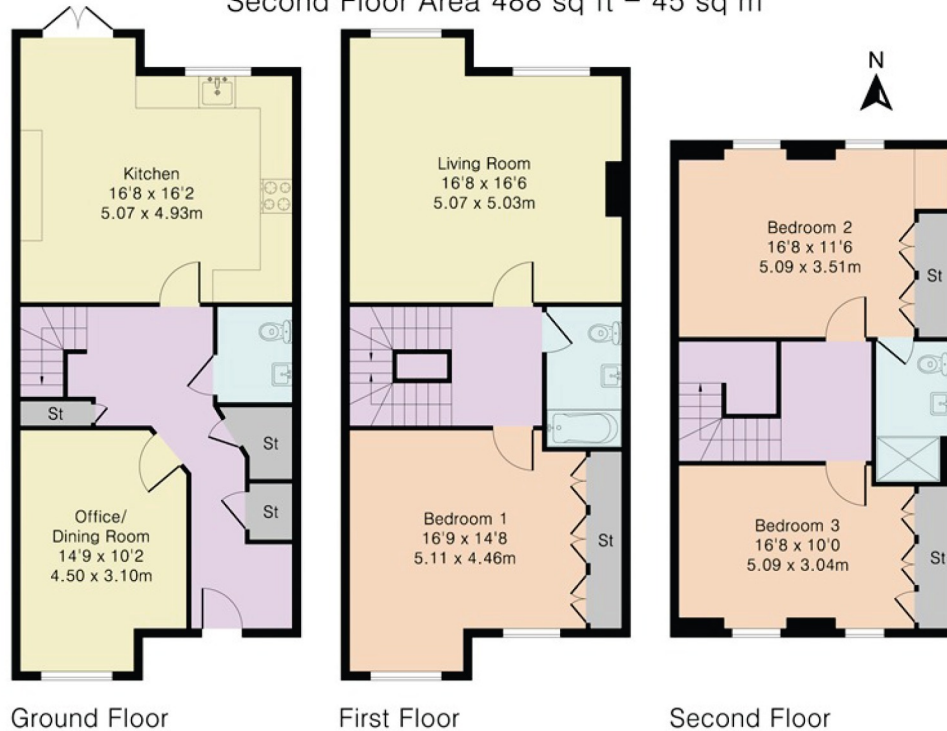


# Approximate Gross Internal Area 1682 sq ft - 155 sq m

Ground Floor Area 597 sq ft – 55 sq m

First Floor Area 597 sq ft – 55 sq m

Second Floor Area 488 sq ft – 45 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Carter Jonas**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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## IMPORTANT INFORMATION

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