



**Tortington Manor**  
Arundel

**Carter Jonas**

# 12A ARUNDEL WING TORTINGTON MANOR ARUNDEL BN18 0FG

Three Bedrooms · Two Bathrooms  
Two Reception Rooms · Kitchen/Diner  
Communal grounds around 16 acres  
Use of Tennis Court · Garage and Parking

## DESCRIPTION

### GROUND FLOOR

Reception hall with two useful coats cupboards, and a cloakroom comprising a white wash basin and toilet. Dining room or study with window to front aspect. Kitchen breakfast room with space for dining table or sofas, with French doors opening onto the rear garden. Range of kitchen cabinets comprising integrated oven, hob, microwave, and fridge/freezer.

### FIRST FLOOR

Sitting room with two double glazed windows overlooking rear communal grounds towards countryside. Central fireplace with attractive surround and mantelpiece, with inset electric fire. Principal bedroom comprising a double bedroom with built-in furniture comprising wardrobes, drawers and dressing table. Bathroom comprising bath, shower attachment, wash basin encased in vanity unit, and toilet

### SECOND FLOOR

Two double bedrooms, one with fitted wardrobes and an ensuite comprising a large walk in shower, wash basin and toilet.

## OUTSIDE

Externally there is parking to the front of the property for two vehicles.

Rear garden with a patio and borders, which opens onto the communal grounds with views towards countryside.

Single garage situated in a block.

## A THREE BEDROOM TERRACED HOUSE WITHIN A MANOR HOUSE DEVELOPMENT WITH USE OF COMMUNAL TENNIS COURTS AND EXTENSIVE COMMUNAL GROUNDS



## OTHER INFORMATION

EPC rating D

Council tax band F

Mains gas, electricity, water and drainage.

Lease 999 years from 29 September 2000

Estate & block service charges 2026: £14,350

Peppercorn rent

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.

## ADDITIONAL INFORMATION

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

**Directions:** BN18 0FG

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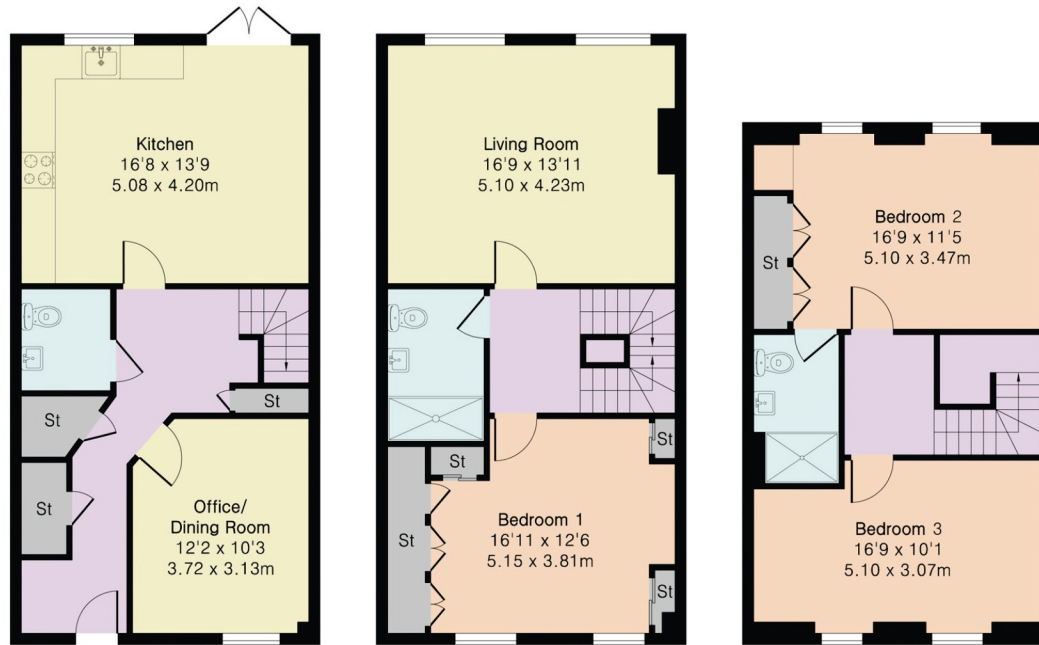


**Approximate Gross Internal Area 1633 sq ft - 151 sq m**

Ground Floor Area 573 sq ft – 53 sq m

First Floor Area 573 sq ft – 53 sq m

Second Floor Area 487 sq ft – 45 sq m



Ground Floor

First Floor

Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
	<b>65</b>	
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK



**IMPORTANT INFORMATION**

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