





## 17 ARUNDEL WING TORTINGTON MANOR ARUNDEL BN18 0FG

First Floor Apartment · Two Bedrooms · Sitting Room with Balcony · Kitchen/Breakfast Room · Garage and Parking · Communal Gardens with Tennis Courts  
NO ONWARD CHAIN

### DESCRIPTION

A first floor apartment with a comprehensive range of high quality fitted furniture and appliances. Both the lounge and kitchen/breakfast room benefit from views over the grounds with a balcony running along the lounge. The property is offered with no forward chain and an internal inspection is recommended.

### ACCOMMODATION

Entrance lobby with lift and stairs to first floor. Private front door opening on to entrance hall comprising entry phone system, and doors to principal rooms.

Delightful dual aspect sitting room with pleasant views over communal gardens and French doors leading to balcony. A range of quality fitted display units and cupboards.

Kitchen/breakfast room with range of fitted cabinets and integrated appliances including four-ring ceramic hob, oven/grill, microwave, fridge and freezer; space for dining table, and pleasant views over gardens.

Dual aspect principal bedroom with twin fitted wardrobes, matching chest of drawers with shelves, and ensuite shower room.

Second bedroom with fitted wardrobes, matching chest of drawers with shelves above, and additional shelving.

Bathroom comprising bath with shower over and part tiled walls.

The development is set in beautifully landscaped gardens extending to approximately 16 acres. Included are two residents' tennis courts.

Garage located in nearby block with power and light. The development has additional residents' and visitor parking spaces.

**A TWO BEDROOM FIRST FLOOR APARTMENT WITH A GARAGE. THE PROPERTY STANDS IN COMMUNAL GROUNDS EXTENDING TO AROUND 16 ACRES WITH TENNIS COURTS.**





Leasehold with share of freehold.  
999 year lease from 29 September 2000.  
Peppercorn rent.  
EPC Rating: C  
Council Tax Band: D  
Mains gas, electricity, water and drainage.  
Service charge: £7481 in 2025

Broadband & mobile: further information on availability and speeds can be found at [checker.ofcom.org.uk](https://checker.ofcom.org.uk) which states Ultrafast broadband 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

what3words:/// stilted.lump.evening





**Approximate Gross Internal Area 1074 sq ft - 100 sq m**



First 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.

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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### IMPORTANT INFORMATION

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