



**Price**

**£325,000**

**Leasehold**

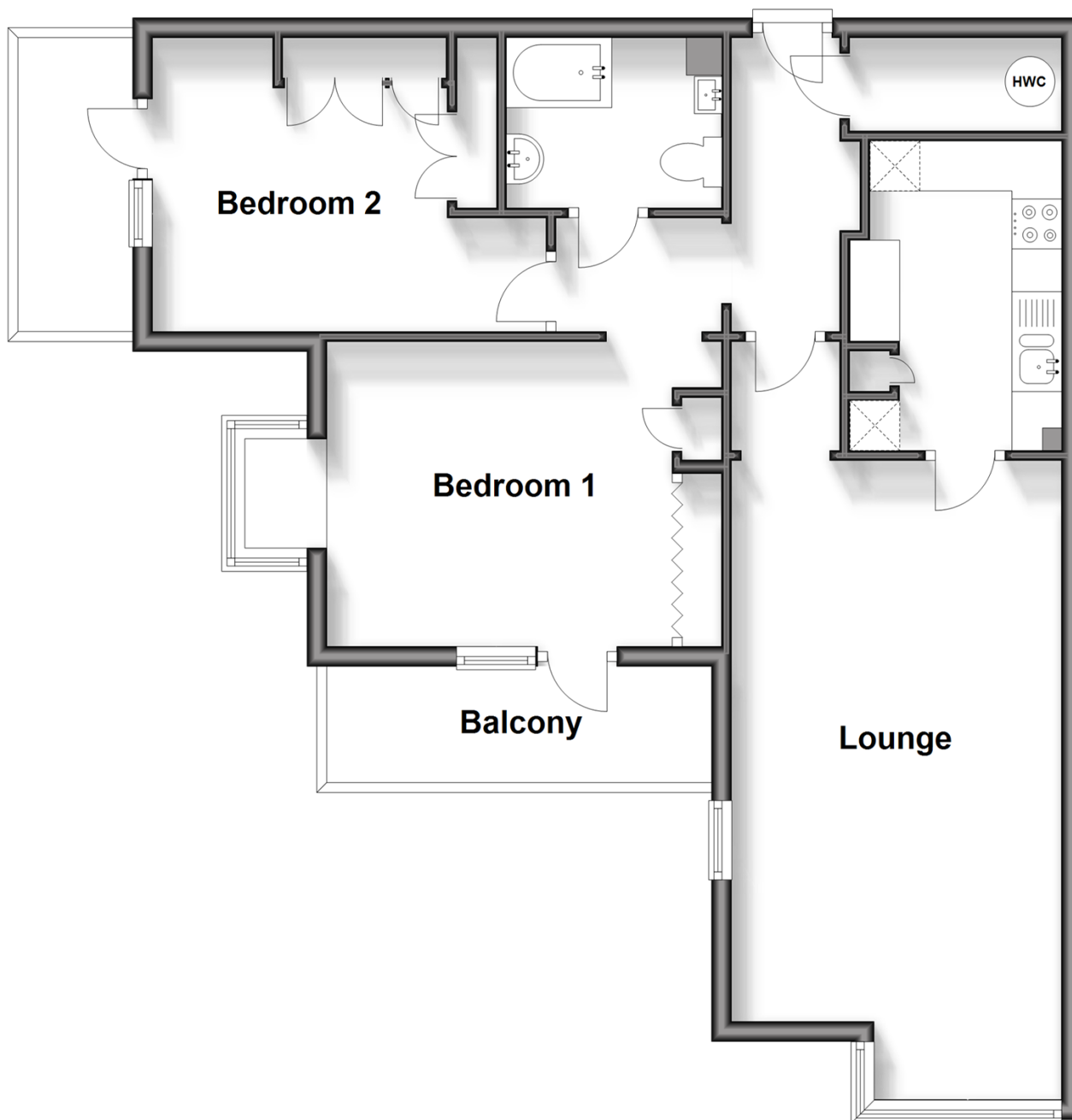
2x  1x  1x 

**Martlets Court, Queen  
Street, Arundel, West  
Sussex BN18**

**cubitt&west**  
Helping you move forwards

## Second Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge : 18'5 x 10'9 (5.62m x 3.28m)

Kitchen : 10'4 x 6'11 (3.15m x 2.11m)

Bedroom 1: 10'11 x 9'11 (3.33m x 3.02m)

Bedroom 2: 11'5 x 9'10 into fitted wardrobes (3.48m x 3.00m)

Balcony : 12'10 x 4'4 (3.91m x 1.32m)

Balcony : 9'10 x 4'9 (3.00m x 1.45m)

Bathroom : 7'0 x 5'9 (2.14m x 1.75m)

### OUTSIDE

Communal Gardens

Residents Parking





## Main features

- Well appointed second floor retirement apartment with carport
- Boasts two balconies giving spectacular views of the castle, cathedral and river
- Spacious lounge with window seat
- Desirable retirement block with in house manager, communal lounge and garden
- Located in the town centre near shops and pharmacy



### Nearest Schools

Primary Schools: Arundel CofE Primary 1.5 miles, St Philip's Catholic Primary, Arundel 1.6 miles, Flora McDonald Junior School 3.2 miles

Secondary Schools: Cornfield School, Littlehampton 3.4



### Transport Information

Train Stations: Arundel 0.6 miles, Ford 2.7 miles, Angmering 3.7 miles



### Address

Martlets Court, Queen Street, Arundel, West Sussex BN18



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



EPC RATING



23217666/20240229/1B/DW