



Total Area: 1269 ft² ... 117.9 m² (Excluding Patio)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2022

Additional Property Information:

Tenure - Share of Freehold with 977 years remaining on the lease.

Service Charge - approximately £6000 per annum.

Ground Rent - TBC

Council Tax - E

Energy Performance Rating - D

We recommend you have this verified by your legal representative at your earliest convenience.

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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4 The Manor House, Ford Road, Tortington, Arundel, BN18 0FA

'Offers Over' £500,000 – Share of Freehold



Glyn-Jones and Company are delighted to offer for sale this substantial GROUND FLOOR APARTMENT set within the prestigious & unique development of 'Tortington Manor' surrounded by impressive gardens.

The property accommodation comprises of; a PRIVATE ENTRANCE into a spacious hallway, a good-sized kitchen/breakfast room with integrated appliances including; an electric oven, gas hob, microwave, fridge/freezer and dishwasher. The kitchen leads to a further room which has been used as a study, but could also suit being a further dining area. There is a separate, dual aspect lounge with gas fireplace, two double bedrooms (both with fitted wardrobes), a main bathroom and an en-suite shower room. The master bedroom benefits from double doors out to a PRIVATE AND ENCLOSED PATIO.

Additional attributes are; gas fired central heating via a combination boiler, sash double-glazed windows, a garage with power, an allocated parking space and further visitors parking.

The property benefits from a long lease (977 years remaining) with a share in the freehold and is offered for sale with NO ONWARD CHAIN.

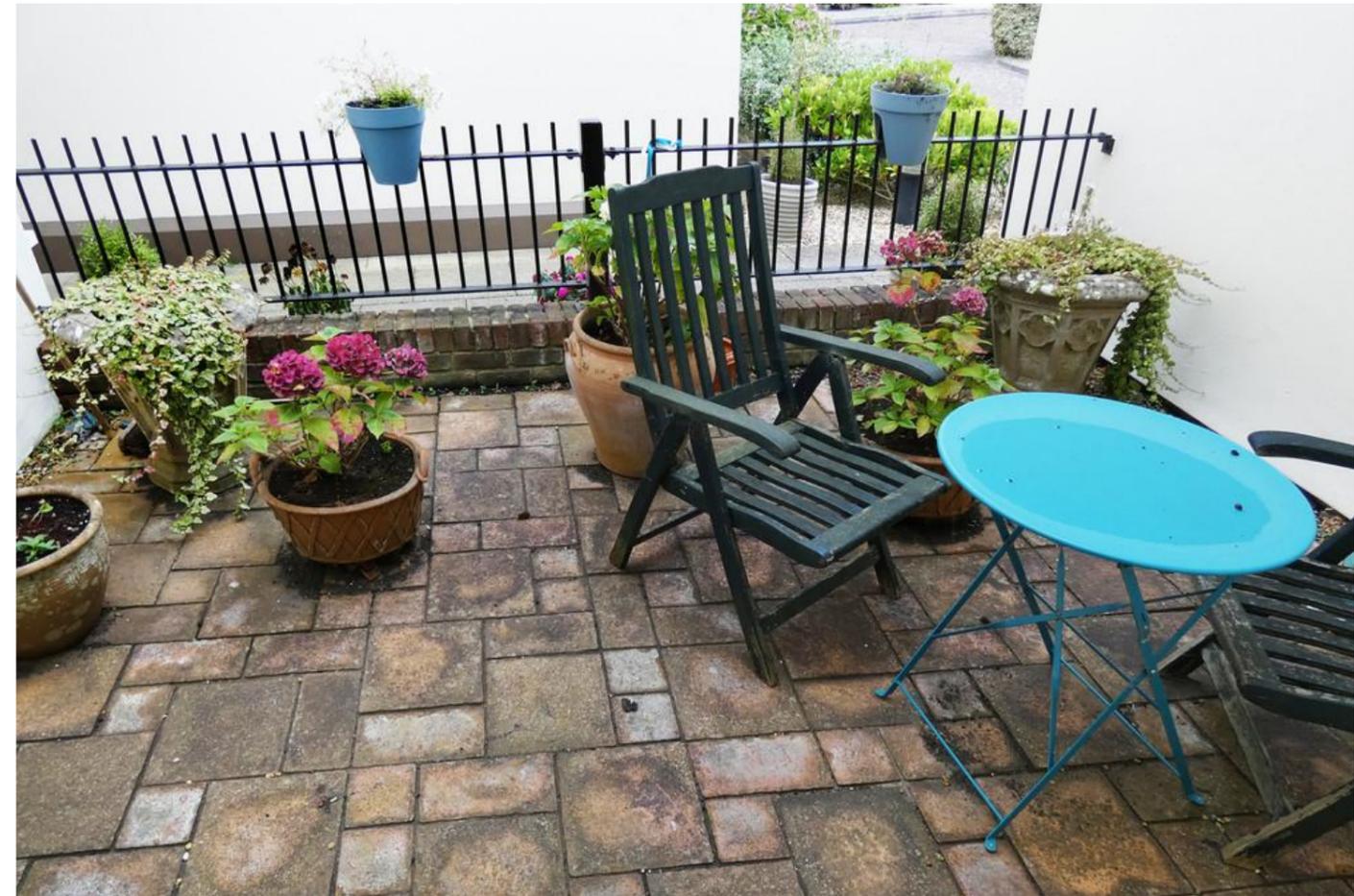
4 The Manor House, Ford Road, Tortington, Arundel, BN18 0FA
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The communal grounds and gardens extend to approximately 16 acres with many mature trees and a distant view of Arundel Castle and Cathedral. Residents can also make use of two tennis courts and a function room.

Tortington Manor is an impressive development only a few miles outside of Arundel. Arundel & Ford mainline train stations are both nearby offering great rail links to London & coastal areas.

Arundel is a historic and bustling market town famed for its imposing medieval castle that dominates the beautiful surrounding landscape and its position on the banks of the River Arun. The town centre is a popular tourist destination and offers a wide variety of boutique shops, restaurants and wonderful period architecture.



*Prestigious and unique
development near Historic
Arundel*

