

Modern Auction

£300,000

Freehold

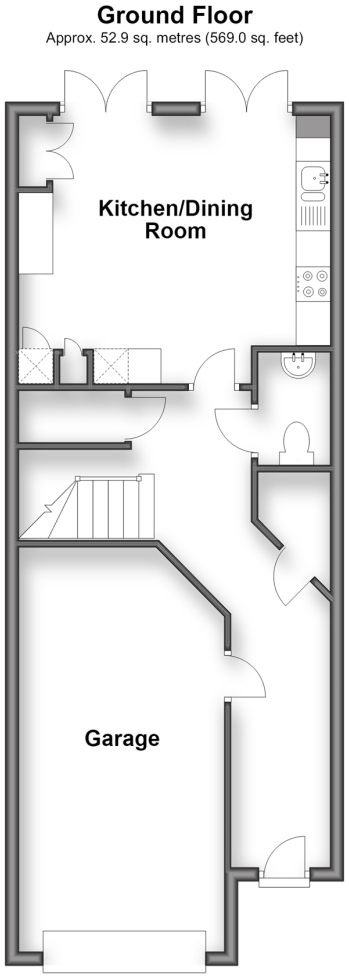
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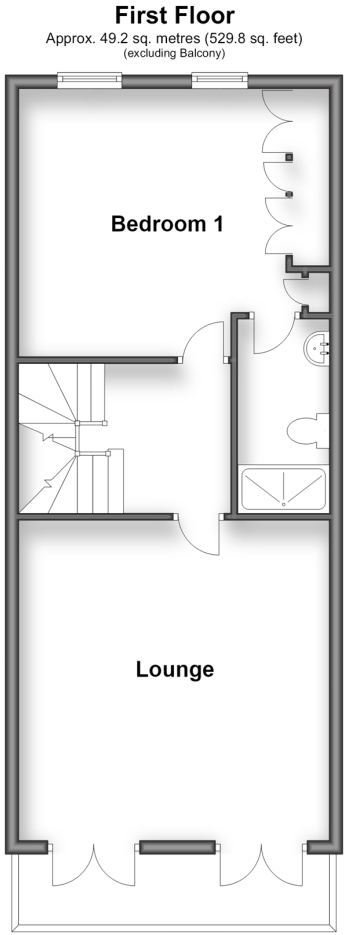
Tortington Manor, Ford Road, Arundel,

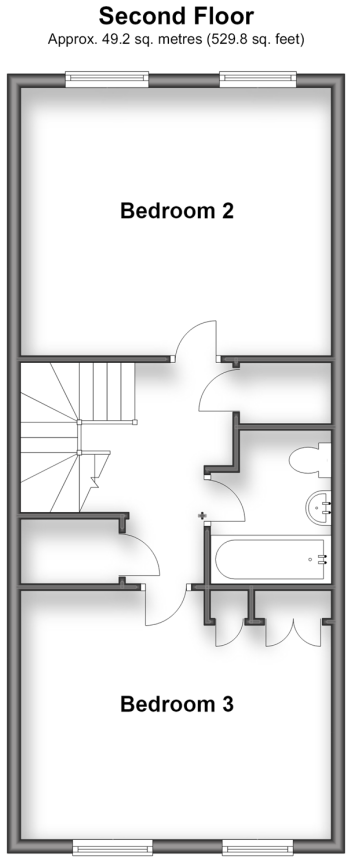
West Sussex BN18

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Accommodation

GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Kitchen/Dining Room: 15'1 x 12'7 (4.60m x 3.84m)

Integral Garage: 19'2 x 9'3 (5.85m x 2.82m)

FIRST FLOOR

Landing

Lounge with Balcony: 15'0 x 14'11 (4.58m x 4.55m)

Bedroom 1: 13'1 up to fitted wardrobes x 12'7 (3.99m x 3.84m)

En Suite Shower Room

SECOND FLOOR

Landing

Bedroom 2: 15'1 x 12'7 (4.60m x 3.84m)

Bathroom: 6'5 x 5'2 (1.96m x 1.58m)

Bedroom 3: 15'1 x 12'0 (4.60m x 3.66m)

OUTSIDE

Communal Gardens

Driveway

Communal Tennis Courts

Visitors' Parking















Main features

- **For sale by Modern Auction, T&Cs apply. Subject to an undisclosed Reserve Price. Buyers fees apply**
- **Town house with integral garage set in exclusive development just outside Arundel**
- **Exceptional views over lawns towards Arundel**
- **Acres of beautiful managed grounds with places to sit or play tennis or stroll**

Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 1.8 miles, Arundel CofE Primary 2.0 miles
Secondary Schools: St Philip Howard Catholic High School, 2.9 miles

Transport Information

Train Stations: Ford 0.8 miles, Arundel 2.5 miles, Littlehampton 3.9 miles

Address

Tortington Manor, Ford Road, Arundel, West Sussex BN18

Directions

For directions to this property please contact us.



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The Property Ombudsman

INVESTORS IN PEOPLE

EPC RATING | CURRENT: C(78) | POTENTIAL: B(82)

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

23218264/20260904/GM/RH

Property 23218264: Arundel Wing, Tortington Manor, Tortington

Auctioneer's Comments

This property is for sale by the Modern Method of Auction, which requires the buyer and seller to complete within 56 days of draft contracts being issued (the “Reservation Period”). The name and contact information of those with an interest in the property will be shared with the auction provider (iamsold Ltd).

A Buyer Information Pack is provided which you must view before bidding. There is no cost to view this pack. The winning bidder will pay £349.00 including VAT for this pack. It is important to inspect and consider the property carefully. We also recommend seeking independent legal advice.

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding as we are unable to confirm that a property is suitable for mortgage purposes.

Buyers will be required to go through an identification verification process with the Estate Agent and iamsold Limited. You will also be required to provide proof of how the purchase will be funded.

The buyer will sign a Reservation Agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. Where Stamp Duty applies, the Reservation Fee will be included in any Stamp Duty Land Tax calculations.

The Starting Bid price and undisclosed Reserve Price are both subject to change and the seller can instruct iamsold to agree a sale prior to the bidding process or closing date. No further bids can be accepted after the buyer has paid a Reservation Fee.

Referral Arrangements

Services may be recommended by the Agent or Auctioneer who will receive a referral fee from the service provider if the service is taken. This will be confirmed to you in writing before referral fees are recorded. All services recommendations are optional.

TO VIEW OR MAKE A BID – Contact *Cubitt & West*
Or visit: https://cubittandwest.iamsold.co.uk