



5 Goodwood Wing, Tortington Manor  
Ford Road, Arundel, BN18 0FE

  
PEGASUS  
PROPERTIES



## 5 Goodwood Wing, Tortington Manor

Located in a semi-rural position on the fringes of the historic market town of Arundel is this spacious top floor apartment. Occupying a superb position within an exclusive 16-acre private development, this well-maintained home offers two bedrooms, spacious sitting room, modern fitted kitchen, bathroom with separate shower and two allocated parking spaces.

Chain Free · Stamp Duty & Service Charge paid · Top floor apartment · 2 bedrooms · Allocated parking · Exclusive private development

### Description

Located in a semi-rural position within 16 acres of landscaped grounds, is this collection of beautifully restored and converted properties. Originally part of the Duke of Norfolk's Estate and latterly a school and college, Tortington Manor was redeveloped in about 2000 to offer prestigious homes within an intimate private development. Tortington Manor is approached via a private entrance flanked by a handsome brick wall. Once within, Goodwood Wing is located towards the furthest point of the development. A secure entrance leads into the communal entrance hall, where a staircase takes you to the second floor.

5 Goodwood Wing is a well maintained second floor apartment offering modern, bright and spacious accommodation. The large reception hall leads to all the principal rooms and houses useful storage. The kitchen is fitted with a range of modern units and integrated appliances, including fridge/freezer, dishwasher, microwave oven and hob. The kitchen also opens to the bright and spacious sitting/dining room, which measures just over 17 feet.

There are two bedrooms, with the master having built-in storage. The bathroom is fitted with a white bathroom suite as well as a separate shower.

Outside there is ample parking, including two designated spaces and parking bays for visitors. The grounds are beautifully landscaped, with formal gardens and two hard tennis courts. The extensive south lawns are particularly attractive, with this penthouse apartment enjoying direct views over them. There is also a communal room for the use of residents.





### Services

Mains gas and electricity; private estate water and drainage system; high speed broadband. Please note that none of the services or appliances have been tested by Pegasus. Leasehold with 979 years remaining.

### Council Tax

Arun District Council Tax: Band D

### Reference

PEG - 5goo

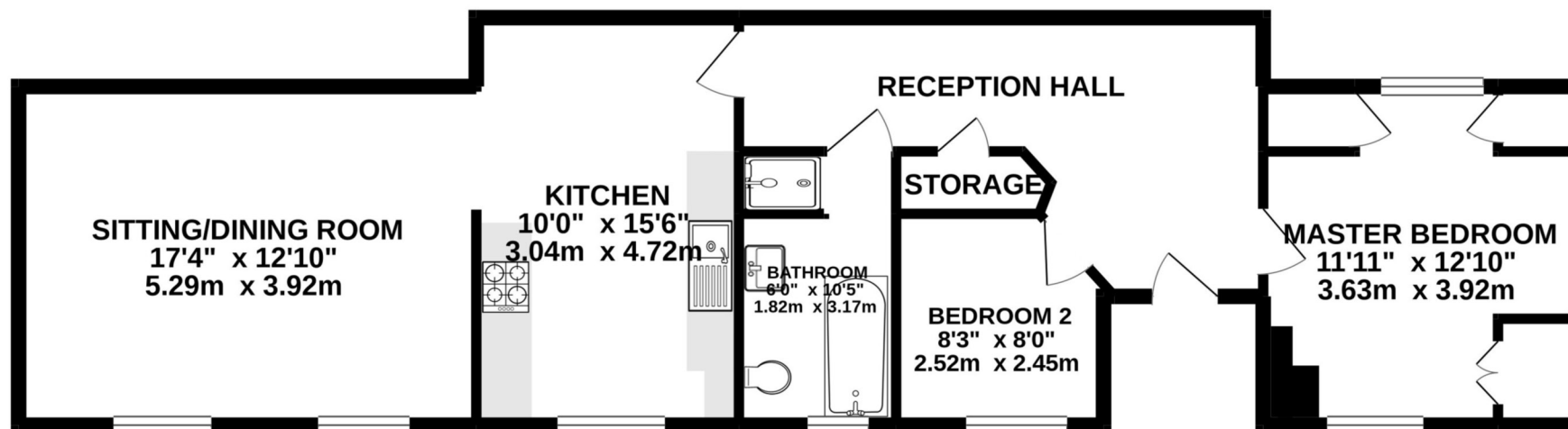
### Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



## GROUND FLOOR

805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Pegasus Properties

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