

Flat 18 Caen Stone Court, Queen Street, Arundel, BN18 9FE



- **One Bedroom Apartment**
- **Secure Entry System**
- **Warden Assisted**
- **Lift**
- **Resident's Lounge/Kitchen**
- **Communal Gardens**



What the agent says ... “ ”

Located within a short walk of Arundel town centre and just a stone throw from the Co-op, this delightful one-bedroom 2nd floor apartment is aimed directly at retired individuals of 60+ years. The property benefits from a secure entry system, lift, dedicated house manager, resident's lounge, laundry (on the ground floor) buggy room and a guest suite is available for hire on a per night basis.

The apartment comprises; twin aspect lounge, small kitchen with built in oven, hob, fridge, freezer and dishwasher, one double bedroom with a built-in wardrobe and a bathroom with a shower over the bath, vanity basin and WC. Finally, the property has double glazing, electric night storage heating and a storage cupboard in the hall.

Overall, a charming apartment in a modern purpose-built retirement complex.

Accommodation

Lounge - 4.83m x 3.09m (15'10" x 10'1")

Kitchen - 1.9m x 2.24m (6'2" x 7'4")

Bedroom - 3.79m x 2.96m (12'5" x 9'8")

Bathroom - 2.1m x 1.73m (6'10" x 5'8")

Lease Information: The Seller informs us that there are 110 years remaining on the Lease, the maintenance charge is £3464 p.a., including Buildings insurance and that the annual Ground Rent is £500.00. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

Material Information

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Council Tax: Arun District Council - Band B

Property Type: Purpose built flat

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Heating: Electric, night storage

Parking: Communal

On 27/07/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	18 mbps	1mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Limited	Limited	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarks Website for further details



EPC Graph



IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarks in the particulars as being factually accurate. Clarks do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarks have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarks have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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