



- ❖ Currently Laid out as 2 Apartments and Owner's Accommodation
- ❖ 3 Bedroom Ground Floor Apartment & 4 Bedroom First Floor Apartment
- ❖ Private Balcony With Panoramic Sea Views to First Floor Apartment
- ❖ Currently Let as Two Holiday Accommodation Units
- ❖ Planning Permission Granted For Further Extension
- ❖ Off Road Parking For Multiple Vehicles
- ❖ Close To Marine Park Gardens, Local Shops & Amenities
- ❖ Offering Spacious and Versatile

16. Anthony, David. *Angels in America*. New York: 1992.

An Excellent freehold beachfront property which is currently laid out as a ground floor apartment with 3 Bedrooms and first floor apartment with 4 bedrooms and a separate annexe. Both flats have the benefit of separate leases with approximately 80 years remaining on both and offers an excellent investment opportunity as a home with income. Immaculately presented accommodation, all bedrooms are ensuite. The unique property has direct panoramic sea views and is within easy reach of local shops and bus routes. On both floors, the accommodation offers comfortable lounge/diner and kitchen areas with private balconies, boasting stunning and direct sea views. Each of the double bedrooms in each apartment boasts its own En-Suite Shower Room and the self-contained Annexe provides an additional double Bedroom, Shower Room and Kitchen Area. Close by are the beautiful Marine Park Gardens, West Park - popular with joggers and local dog-walkers and Aldwick Road, ideal for local shopping, eateries and other amenities. The market town of Arundel is also just a short drive away, as is the nearby city of Chichester, with its magnificent Cathedral and independent retailers, cafes, bars and restaurants. There is the potential for further extension with this property, as planning permission has been granted to extend the loft area for further accommodation (Arun District Council planning reference BR/65/13'). There is also off-road parking for multiple vehicles to the rear of the property. An internal viewing is essential to appreciate the location and accommodation on offer.

