



Ground Floor

Total Approx. Floor Area 700 ft² ... 65.0 m²

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Property Information

Tenure – Leasehold – the property is held on a 125 year lease from 6th February 1989 (therefore there are 88 years remaining).

Maintenances Charges including Buildings Insurance: £551.95 per annum (figures from the 24/25 accounts)

Ground Rent: £10.00 per annum.

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Energy Efficient Rating: D59

Council Tax Band: B



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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.

**13 Herington Road, Arundel,
West Sussex, BN18 9HU**
£210,000 - Leasehold

Glyn-Jones



Situated on the outskirts of the picturesque town of Arundel, this purpose built ground floor flat offers an excellent opportunity for first time buyers, downsizers, or investors alike. Spanning approximately 700 sqft, this home boasts two generously sized double bedrooms, perfect for guest accommodation or a comfortable home office.

The south-facing lounge and dining area provides a bright, welcoming space bathed in natural light throughout the day, with direct access onto the communal lawn gardens. A recently fitted kitchen features modern units and plenty of worktop space, ideal for culinary enthusiasts. The property benefits from electric heating and double glazing for year-round comfort, as well as a contemporary shower room and W.C.

Storage needs are well catered for, with an external storage shed and an additional storage cupboard in the communal hallway, offering ample practical solutions for day-to-day living. Low maintenance charges help ensure uncomplicated ownership, and the property is offered with no forward chain, facilitating a swift and straightforward move.



At an Average rating of
4.9/5 ★★★★★



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“No forward chain”

Arundel Church of England Primary School is just a short stroll away, making it an excellent choice for families. The historic market town of Arundel, renowned for its castle, scenic riverside walks, and vibrant selection of independent shops, cafes, and restaurants, lies approximately one mile from the property. Commuters will appreciate the location—Arundel train station is within 1.5 miles, providing direct services to London, while the nearby A27 offers swift road links to Chichester and Worthing, alongside other attractive coastal towns and villages.

If you’re seeking a low-maintenance home with convenient transport and excellent amenities close by, this delightful flat in Arundel could be the perfect choice. Viewing is highly recommended to fully appreciate what this property has to offer—contact us today to arrange a visit.



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