















AT A GLANCE

-  Two double bedrooms
-  Modern fitted kitchen
-  Shower room
-  Grade II listed conversion
-  Flint fronted
-  Car port & visitor parking
-  Loft conversion potential
-  Short walk to Arundel Castle
-  Wonderful rural views
-  OIEO £250,000







ABOUT THE PROPERTY

This unique period apartment has recently been fitted with a smart modern kitchen and stylish double shower room. Boasting beautiful raised communal gardens, a well positioned car port and visitor parking.

Split over two floors, the first playing host to an entrance hall, open plan living room and recently fitted modern kitchen. On the first floor in addition to the stylish double shower room, the two well sized double bedrooms can easily hold king size beds with plenty of room for additional storage.

There is the potential to add value with a loft conversion.









PRIVATE
NO
PARKING

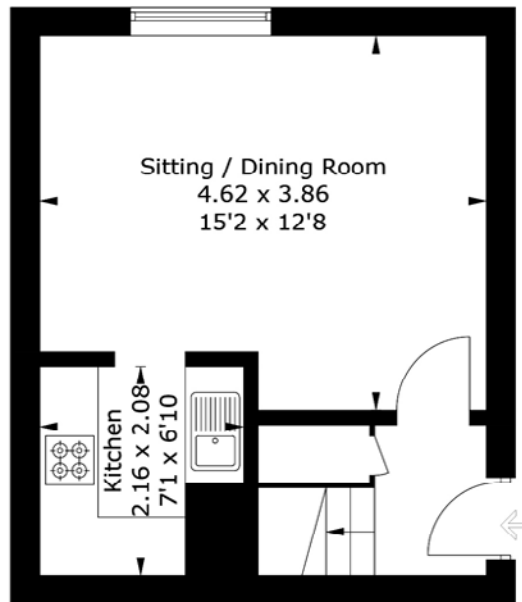
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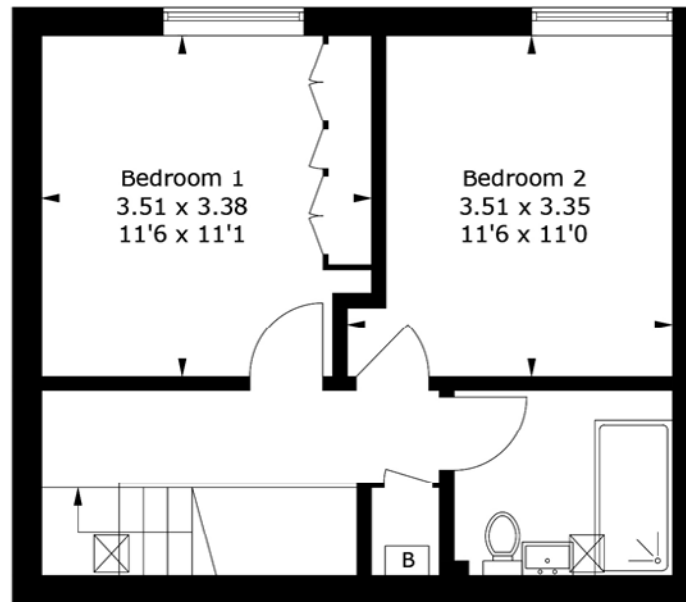


3 The Old Poor House, Mount Pleasant, BN18 9BD

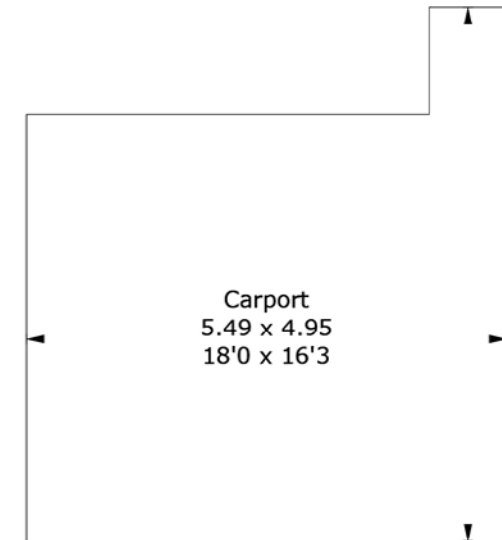
Approximate Gross Internal Area = 61.7 sq m / 664 sq ft
(Excluding Carport)



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

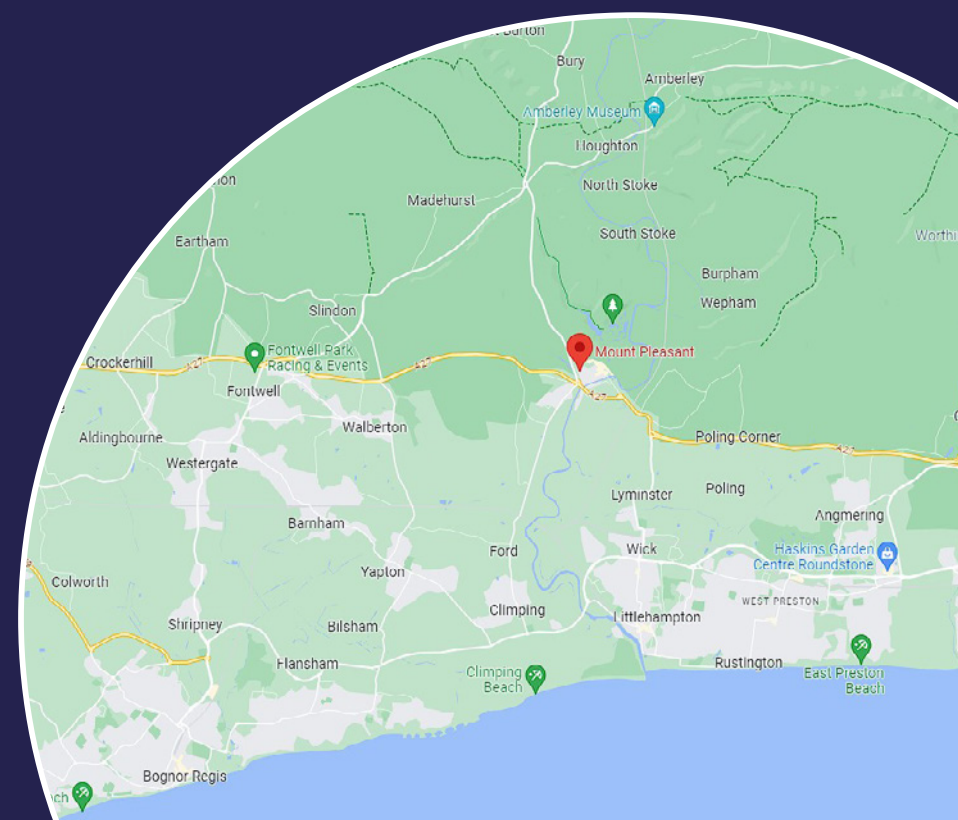
PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID782984)



LOCATION

Mount Pleasant is an extremely popular address for a reason, situated in the historic old town a stones throw from a range of pubs and restaurants, a plethora of country walks and the iconic Arundel Castle.





THE AGENT

Melanie Longlands MNAEA
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



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