



# AVOLA HOUSE

16 TARRANT STREET | ARUNDEL | BN18 9DJ

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Sims Williams

# AVOLA HOUSE

16 TARRANT STREET, ARUNDEL, BN18 9DJ

Price On Application

- Impressive Grade II Listed Property
- Spacious & Versatile Accommodation
- Prominent Position
- 4 Reception Rooms
- Conservatory
- 3 Double Bedrooms
- South-Facing Courtyard
- Sought-After Location

A fantastic opportunity to purchase this highly sought-after and much talked about impressive 18th Century Grade II Listed property, set in a prominent elevated position in the heart of Old Arundel with South-facing garden, which has come to the market for the first time in 20 years. Avola House offers spacious and versatile accommodation arranged over 4 floors with well-proportioned rooms flooded with light and retaining character features including polished wooden floors, fireplaces, cast iron radiators and sash windows.

The accommodation is approximately 3559 sq ft and has predominantly been used as a family home but has also been used as offices during its recent history and lends itself to various options as either two separate dwellings, gallery and home, living work space or of course restoring it to its former glory of a traditional family home.

The main entrance is from Tarrant Street which has steps up to the superb terrace with mature planting and impressive Portico entrance leading into the entrance hall. The accommodation is currently laid out as 4 reception rooms, 3 bedrooms, 2 kitchens, 3 bathrooms, conservatory, study and store rooms.

From the conservatory there are doors out to a side terrace which can also be accessed from the main terrace to the front, and there is an additional side entrance from Bakers Arms Hill.













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WWW.SIMSWILLIAMS.CO.UK

## Directions:

From our office at 8A High Street, walk up the high street and turn left onto Tarrant Street. Continue along until you find Avola House which will be found on the right hand side on the corner of Tarrant Street and Bakers Arms Hill.

## Services:

Council Tax: G  
Grade II Listed  
Mains Drainage



APPROX. GROSS INTERNAL FLOOR AREA 3559 SQ FT 330.6 SQ METRES (EXCLUDES STORE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017©

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.