



# WALKER HOUSE

14 TARRANT STREET | ARUNDEL | BN18 9DG

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Sims Williams

# WALKER HOUSE

14 TARRANT STREET, ARUNDEL, BN18 9DG

Price on Application

- Grade II Listed Georgian House
- Wealth of Character
- Four Reception Rooms
- Three Double Bedrooms
- Large Bespoke Kitchen/Breakfast Room
- Utility Room
- Beautiful Flint Walled Gardens
- Optional Off-Road Parking
- Central Location

A rare opportunity to purchase a Grade II Listed Georgian house with off-road parking, situated in a central position in the old market town of Arundel with easy access to the local amenities. The property is presented with a wealth of character and comprises 3 double bedrooms, 4 reception rooms, bathroom, first floor WC, kitchen/breakfast room, utility, beautiful raised gardens and patio terrace.

The ground floor comprises of a large bespoke kitchen/breakfast room with fitted units, wood burner, bay window, flag stone tiled flooring and under floor heating. The kitchen/breakfast room also benefits from having a store room. The raised ground floor level features a reception room offering original flag stone flooring, a Rayburn cooker and access to the gardens. The utility room leads off here which benefits from having planning permission to change half of it into a shower room with W.C.

The first floor consists of an attractive light drawing room that features an open fire place, bay window and original stripped wooden floorboards. There are double doors that open to the snug that features an open fireplace and window looking out onto the gardens at the rear. The raised first floor offers a double bedroom with built in wardrobe and sash window that overlooks Bakers Arms Hill and also includes a separate WC and hand wash basin.

The second floor has a further 2 double bedrooms with the master providing original fireplace, wooden floorboards, two built in wardrobes and a beautiful large sash window. There is a large family bathroom which consists of a roll top bath, large corner shower cubicle, hand wash basin and WC with a sash windows overlooking the rear gardens.

Outside the property are the beautiful raised flint walled gardens that are mainly laid to lawn and offer lovely borders that consist of attractive flower beds and mature trees and shrubs. The garden is split into 3 levels with the top 2 levels connected via a flagstone footpath. The lower level of the garden is currently being used as a terrace patio, however, there are double gates to provide side access but also offers the use of off-road parking.













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## Directions:

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

Council Tax: F

Services: Mains drainage, electricity, gas central heating.



APPROX. GROSS INTERNAL FLOOR AREA 1648 SQ FT 153 SQ METRES  
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2013

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.