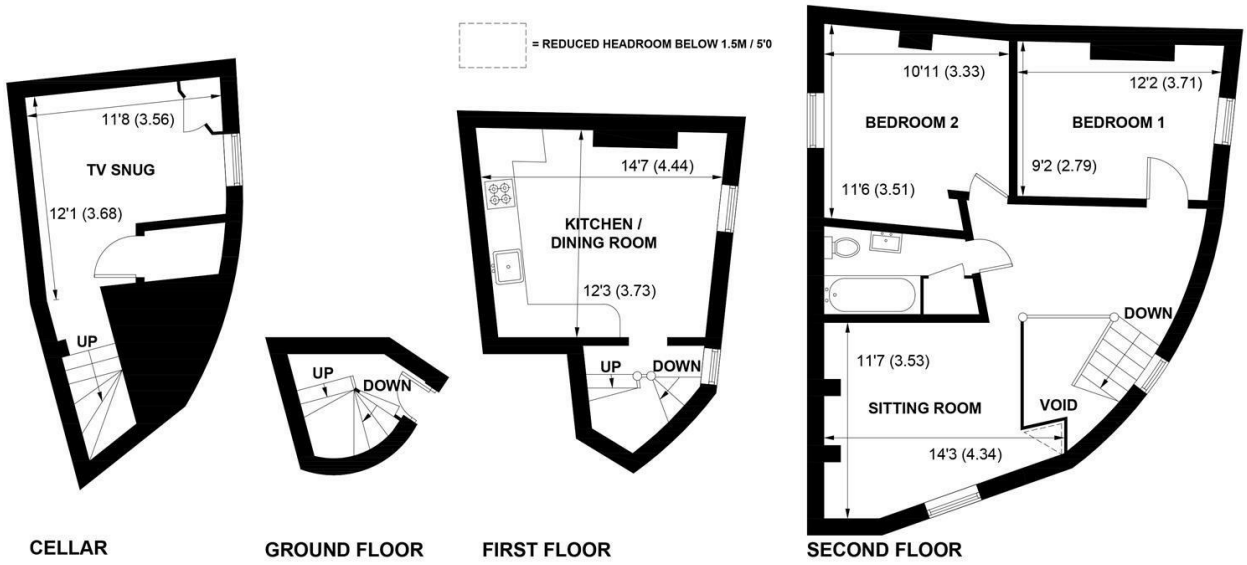
Sims Williams

THE OLD PUB, 72 TARRANT STREET, ARUNDEL, WEST SUSSEX, BN18 9DN



APPROXIMATE GROSS INTERNAL AREA = 767 SQ FT / 71.3 SQ M
(EXCLUDING VOID)
CELLAR = 167 SQ FT / 15.5 SQ M
TOTAL = 934 SQ FT / 86.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams

ARUNDEL OFFICE

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£390,000 Freehold

THE OLD PUB, 72, TARRANT STREET, ARUNDEL, **BN18 9DN**

- Unique Period Property
- Sitting Room with River Views
- Fully Fitted Kitchen
- Two Double Bedrooms with Fireplaces
- Fitted Bathroom
- TV Snug
- Character Features
- Successful AirBnB
- No Onward Chain

Grade II Listed

COUNCIL TAX BAND

Band = C

Formerly a Public House, the Grade II Listed property boasts a wealth of charm and character and is now the perfect balance of period and contemporary features.

Steps lead up to the first floor which comprises the stylish kitchen/breakfast room. This has been fitted with a range of units with wooden surfaces and integrated appliances including a Smeg oven, hob, fridge-freezer and dishwasher. There is a breakfast bar, a feature fireplace with woodburning stove and ample space for table and chairs.

There are two bright and spacious double bedrooms, one of which features a cast iron fireplace, and the other enjoys views of the Cathedral. The modern family bathroom with underfloor heating comprising bath with shower over, hand wash basin & WC.

The third bedroom with exposed beams, wall lights and handy cupboard could be used as a sitting room if preferred.

The modern family bathroom with underfloor heating comprising bath with shower over, hand wash basin & WC.

The lower ground level is currently used as a TV Snug by guests, which is a great get away for cosy movie nights when guest are not out enjoying the restaurants and bars in town. There is also a fitted cupboard with a washing machine.

The property is currently used AirBnb and has achieved £25,000 income in its first year.

The current owners are happy to include all furniture but will be removing personal effects of artwork and books.

Directions

From our office at 8a High Street, proceed Northwards up the High Street and take the first turning left into Tarrant Street. The property will be found toward the end of the road on the right-hand side.

Disclaimer

As the sellers 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.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract