



# TRINITY HOUSE

TARRANT STREET | ARUNDEL | BN18 9DN





# TRINITY HOUSE

91, TARRANT STREET, ARUNDEL, BN18 9DN

OFFERS IN EXCESS OF £1,000,000 FREEHOLD

- Handsome Georgian Townhouse
- Spacious & Versatile Accommodation
- Refurbished & Beautifully Presented
- Stunning Open Plan Kitchen/Living/Dining Room
- Drawing Room with Log Burner
- Snug with Open Fire Place
- 4 Double Bedrooms
- Modern Bathroom & 2 Shower Rooms
- South Facing Courtyard Garden
- Rear Access to Private Twitten

A beautiful Georgian Townhouse which boasts superb proportions and versatile living accommodation comprising 4 double bedrooms, and 2 reception rooms with the lower ground floor playing host to a large kitchen/family/dining area, leading to the private and well presented south facing courtyard garden.

The ground floor accommodation consists of a living room featuring an open fire & built in shelves, with double doors opening into the drawing room with a woodburner & sash window benefitting from generous amounts of light and wooden floor boards throughout both rooms.

Stairs down to the garden level and the stylish, open-plan kitchen/living/dining room. The kitchen provides a large central island with plenty worktop space & storage, as well as an integrated dishwasher, sink, fridge freezer and range style cooker. There is a range of fitted cupboards and secret door to the guest cloakroom with WC & handwash basin, along with space and plumbing for washing machine.

On the first floor is the Primary Bedroom with sash windows and a beautiful feature fireplace. The large family bathroom consists a roll top bath, hand wash basin & WC. There is a separate shower room.

The two remaining double bedrooms are situated on the second floor, together with a modern fully fitted tiled shower room.

Outside, the south facing flint walled courtyard garden is well stocked with various mature plants & shrubs, and a secluded seating area. There is also a gate from the garden to the private twitten providing rear access.





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EPC Band - Current - D Potential - B

Council Tax Band F

From our office at 8a High Street, proceed Northwards up the High Street and take the first turning left into Tarrant Street. Trinity House will be found toward the far end on the left-hand side.



APPROXIMATE GROSS INTERNAL AREA = 2352 SQ FT / 218.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

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.

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