



55 TARRANT STREET

ARUNDEL | BN18 9DJ

SW

Sims Williams

55, TARRANT STREET, ARUNDEL, BN18 9DJ

OFFERS IN EXCESS OF £1,000,000 FREEHOLD

- Substantial Georgian Townhouse
- Located in the Heart of Arundel
- 4 spacious reception rooms
- Fitted Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- 3 Further double Bedrooms
- Far Reaching Town & Countryside Views
- South Facing Terrace leading to Lawn
- Well Established Walled Garden

A substantial Grade II Listed Georgian property situated in the heart of old Arundel offering versatile accommodation with 3/4 bedrooms, 4 reception rooms and a mature rear garden.

The well presented accommodation is arranged over three floors. The front door opens into a large airy room with wood flooring and large bay windows, this leads through into the drawing room with large sash windows with town and countryside views. There is a study/double bedroom 4 on this floor, and a separate shower room & cloakroom.

The garden level is open plan and has Cotswold Lime Stone flooring throughout. There a spacious sitting room flooded with light, fitted with a log burner and has French doors out to the terrace and garden. Leading off from the sitting room is the galley style kitchen breakfast room and to the large dining/family room.

The double aspect kitchen is fitted with a range of base level units with integrated gas hob & oven and space for further appliances. A utility room and separate cloakroom can also be found.

On the first floor is the large Primary bedroom with fabulous views and a large ensuite bathroom comprising bath, hand wash basin & WC. There are 2 further double bedrooms and a family bathroom.

Outside is a delightful south facing walled garden which is laid lawn and with terraces at either end, studio/garden shed and plenty of mature planting.













EPC Band - Current - Potential -

Council Tax Band E

Upon leaving our office at 8a High Street, proceed up the High Street, turning left onto Tarrant Street, follow the road for 0.3 miles and the property can be found on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 2409 SQ FT / 223.8 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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