

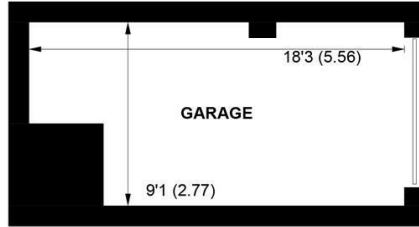
SW

Sims Williams



2 OLD PRINTING HOUSE SQUARE, TARRANT STREET, ARUNDEL, WEST SUSSEX, BN18 9JH





(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1031 SQ FT / 95.8 SQ M
(INCLUDING GARAGE)**

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

£625,000 Leasehold

2 OLD PRINTING HOUSE SQUARE,
TARRANT STREET,
ARUNDEL,

- First Floor Apartment
- Bespoke Fitted Kitchen
- Dual Aspect Sitting Room
- Dining Area with Feature Fireplace
- 2 Double Bedrooms
- Communal Private Courtyard
- Private Parking & Garage
- No Onward Chain
- Town Centre Location

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = C

A fabulous 2 bedroom apartment in the heart of Arundel which has been presented beautifully throughout benefitting from parking & a garage.

The accommodation comprises a spacious entrance hall which leads to the double aspect sitting room benefitting from large sash windows, feature fireplace and dining area.

The bespoke kitchen has been fitted with a range of eye and base level grey fronted units with integrated appliances including fridge/freezer, dual ovens and hob, washing machine and dishwasher. The kitchen also benefitting from underfloor heating.

There are two double bedrooms both benefitting from fitted wardrobes and town views. The family bathroom is fitted with a shower over bath, hand wash basin, WC and has underfloor heating.

Outside there is a private communal courtyard with space for table & chairs and private garage with allocated parking space.

We are advised that the lease length is 156 years.

Disclaimer

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.

Directions

From our offices in the High Street turn left into Tarrant Street where the Old Printing House can be found on the right hand side. Take the turning on the right hand side before the Rare Rabbit shop and continue through the private parking area and you can access the property through the gate on the right hand side and then take the stairs to the first floor.



