



SPARKS YARD BUILDING

TARRANT STREET | ARUNDEL | BN18 9DJ



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GUIDE PRICE £1,000,000 FREEHOLD

- Unique Warehouse Conversion Opportunity
- Located in Heart of Arundel Old Town
- Planning Permission to Residential AB/48/19/PL
- Contemporary Commercial Space 5591sq ft/ 519 sq m
- Brickwork Archways, Vaulted Ceilings, & Slate Roof
- Atrium with Stairs and Lift
- Far Reaching Countryside Views
- Private Walled Courtyard Garden
- No Onward Chain

A unique opportunity to acquire an iconic Grade 2 Listed warehouse property in the heart of Arundel Old Town with planning permission to create a luxury 4 bedroom property within this historic, yet contemporary space.

Sparks Yard is currently arranged as a contemporary commercial space 5591sq ft/ 519 sq m (approx.). With planning permission to retain commercial space on the ground floor and convert the remaining 4000sq ft into residential accommodation AB/48/19/PL.

To the exterior the property is architecturally interesting with its iconic brickwork and archways, large windows and internally boasting vaulted ceilings, exposed brickwork, bold staircase, lift and fireplaces, make this a truly unique property.

Coupled with the planning permission to create contemporary luxury accommodation which retains the current lift, creates a double storey atrium, open plan living accommodation with vaulted ceilings incorporating formal sitting area, separate snug nook, space for dining alongside the kitchen and a discreet concealed kitchen & pantry area for messy chefs. In addition, there will be a mezzanine work space, laundry/boot room and 4 double bedrooms all with ensuite facilities. To the rear of the property is a walled courtyard with mature shrubbery and trees providing privacy.

This is a fabulous opportunity for anyone who has every wanted to create their own contemporary dream home in the heart of an historic town with the added bonus of retaining a commercial space to work from home.

Arundel itself is home to a great community of artists from all genres, ensuring a great range of independent shops, restaurants and bars all nestled in the heart of the South Downs National Park with direct links to London Victoria, Gatwick and road networks to Brighton, Sussex, Surrey and the whole South Coast.



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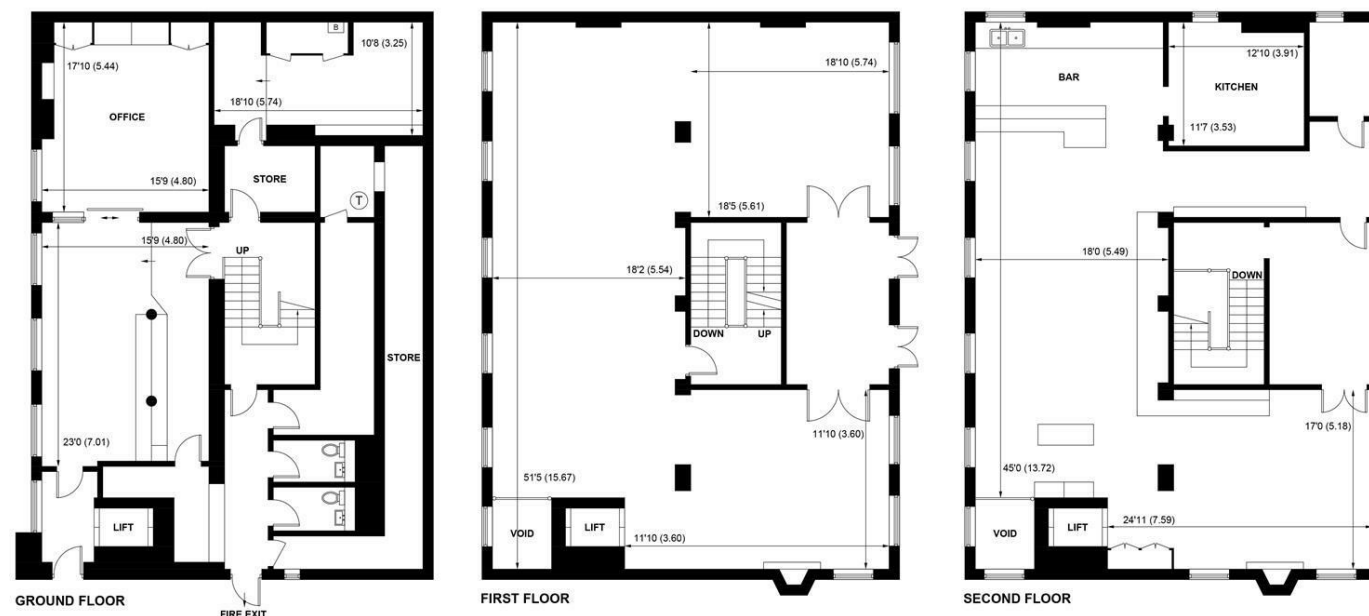
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EPC Band - Current - E Potential - C

Council Tax Band G

From Sims Williams office, head up the High Street taking the first turning on the left into Tarrant Street and Sparks Yard will be found halfway along on the right hand side.



APPROXIMATE GROSS INTERNAL AREA = 5591 SQ FT / 519.4 SQ M
(EXCLUDING VOIDS)

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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