



# 34 & 34A HIGH STREET

ARUNDEL | WEST SUSSEX | BN18 9AB





34, HIGH STREET, ARUNDEL, BN18 9AB

OFFERS IN EXCESS OF £600,000 FREEHOLD

- Double Fronted Georgian Property
- Residential & Retail Space 2710sq ft
- Current Retail Income £14,000 P/A
- Spacious Sitting Room
- Fitted Kitchen
- Three Double Bedrooms
- Ensuite & Family Bathroom
- Walled Courtyard Garden
- No Onward Chain

A rare opportunity to purchase an impressive Freehold, Grade II Listed, double fronted Georgian property located on Arundel's historic High Street, which has been in the same family for 38 years.

The accommodation is arranged over four floors. The ground floor is a retail unit and is currently leased out separately from January 2024 on a 5 year lease at £14,000 P/A with a break clause and rent review on the 25/01/2027.

The residential accommodation has a private entrance to the hallway with stairs leading to the basement, door out to the courtyard garden and staircase up to the first floor. Potential apartment rental income £1,600/£1,800 P/M

The first floor accommodation comprises sitting room with High Street views, period features such as ceiling rose, dado rails and fireplace. The kitchen/breakfast room has Castle Views, wood fronted units and space for table and chairs, walk in pantry and exposed beams.

The second floor has a large master bedroom with fitted wardrobes and an ensuite shower room. There are two further bedrooms and a family bathroom along with a quirky snug area, which makes a great tv lounge or study.

The walled courtyard garden has wonderful views of the castle turrets making an ideal alfresco entertaining area.





















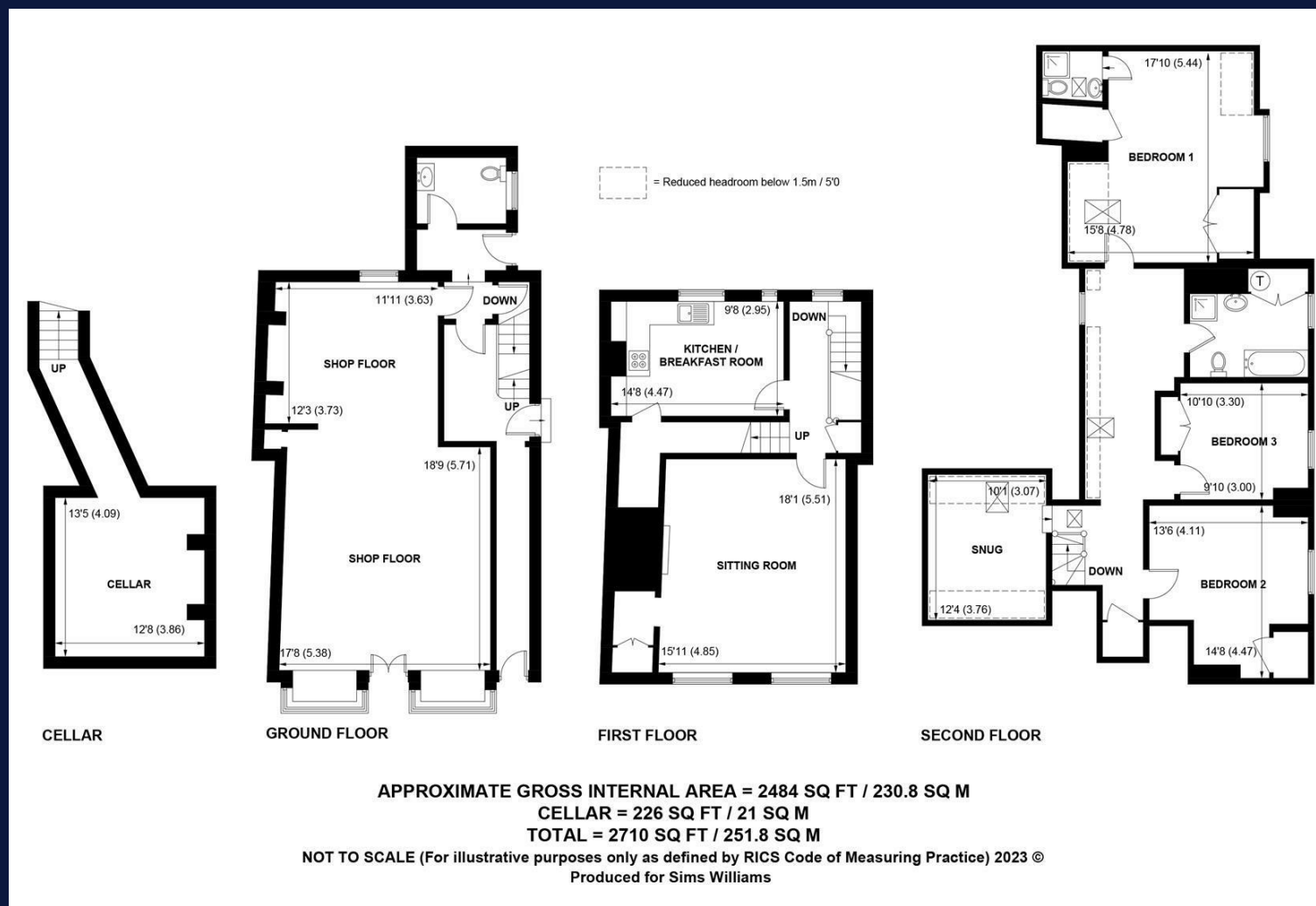




Grade II Listed

Council Tax Band C

From our office at 8a High Street, proceed up the High Street and the property will be found on the right hand side.



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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