



31 TARRANT WHARF

ARUNDEL | BN18 9NY



31, TARRANT WHARF, ARUNDEL, BN18 9NY

GUIDE PRICE £1,000,000 FREEHOLD

- Stunning Riverside Townhouse
- Fully Renovated to a High Standards
- Open Plan Bespoke Modern Kitchen with Oak Flooring
- Spacious Living Room with South Facing Balcony
- Vaulted Principal Suite
- Underfloor Heating Throughout & Solar Panels
- Riverside Courtyard Garden
- River Arun & Cathedral Views
- Parking for 2 Cars & Guest Parking

An opportunity to purchase a unique Riverside Townhouse which has been refurbished and renovated throughout to an extremely high standard, and benefitting from River and Cathedral views. This stunning home has a modern open plan kitchen/diner/living room leading to the south facing balcony. There is a second sitting room also used as occasional bedroom with direct access to the riverside garden. The top floor has the vaulted Primary Suit, family shower room and 2nd double bedroom with of the town to the Cathedral and Castle.

Situated in a quiet location within the heart of Arundel town close to all its amenities including local bus routes and the Arundel train station which has Coastal and London Routes.

The property comprises of spacious entrance hall with feature glass doors leading to the ground floor sitting room. This delightful room has sliding doors opening onto the courtyard garden. There is also a utility room with hand painted bespoke units housing the boiler, space for washer/dryer, modern WC and small butlers sink.

The bespoke oak staircase leads to the stunning first floor consisting of open plan kitchen/dining/sitting room beautifully presented throughout. Glass doors open to the south facing balcony with extensive views of the River Arun.

The recently fitted Sylvarna kitchen is a particular feature with a range of stylish units and integrated appliances including Neff slide and hide ovens, warming oven, dishwasher and fridge/freezer. There is a Bora induction hob with integrated extraction fan, Quooker boiling tap and a full height dual zone wine storage unit complete the list of appliances

On the second floor the principal bedroom and ensuite bathroom benefit with high vaulted ceilings to create superb airy feeling. There is a further double bedroom with castle and cathedral views, and a family shower room comprising a walk in shower, wash basin and WC.

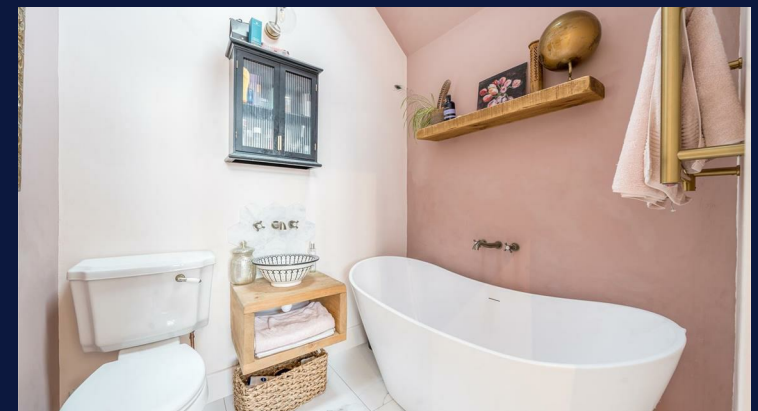
Outside there is a south facing garden with far reaching views up the river and to the national park in the distance. To the front of the property there is a carport and driveway providing parking for two cars. The property also benefits from communal guest parking. The outside storage cupboard is ideal for storing bikes, garden tools etc.









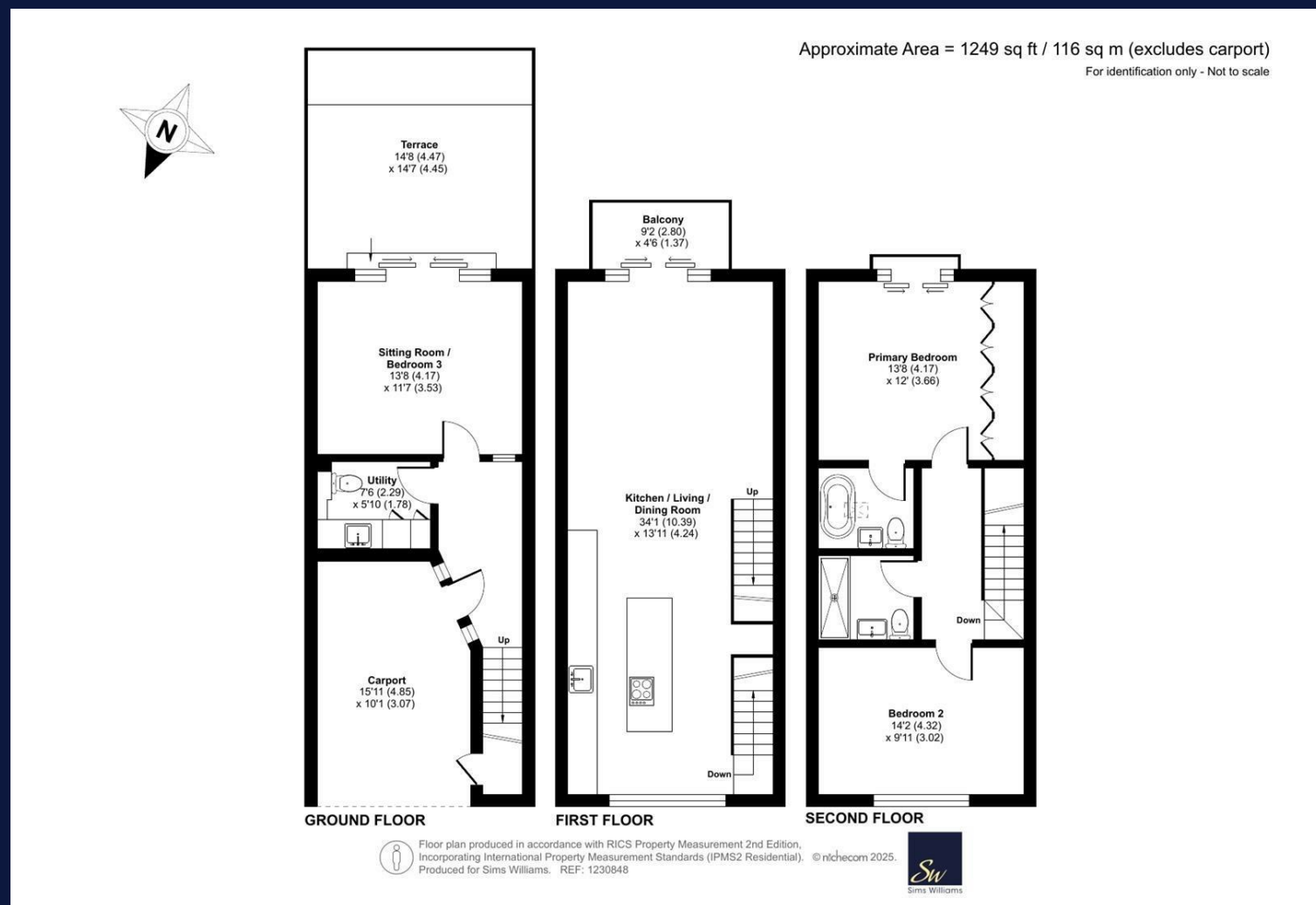




EPC Band - Current - B Potential - B

Council Tax Band F

From our office at 8a High Street, continue down the High Street to the mini roundabout, turn right and then immediately left into River Road, continue along River Road until you reach Tarrant Wharf and the property can be found at the end on the left 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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