



46 TARRANT STREET

ARUNDEL | BN18 9DN

SW

Sims Williams

46, TARRANT STREET, ARUNDEL, BN18 9DN

PRICE GUIDE £895,000 FREEHOLD

- Georgian 3 bed Town House
- Self Contained 1 bed Apartment
- Vaulted Galley Kitchen
- Conservatory Style Dining Room
- Sitting Room with Log Burner
- Bespoke Joinery Throughout
- Study with Log Burner
- Terraced Walled Garden
- No Forward Chain

Georgian Grade 2 listed Townhouse, situated in a sought after and convenient location in the heart of Arundel accessible to local shopping and leisure facilities. Arundel mainline train station with its London and Coastal service is within a mile whilst good road links via the A27 and A29 are close by.

The accommodation comprises of an entrance hall which leads through to the living room with oak flooring and built in cupboards, there is an attractive fireplace with fitted log burner. Opening to the dining room/study, which also has built in cupboards and fireplace with wood burner.

The second reception room currently used as dining room is a bright room with atrium roof and French doors leading to the garden. The kitchen is another unique feature of the property with oak eye and base level units, granite working surfaces and space for appliances.

There are 3 bedrooms to the main house with the Primary Bedroom being on the top floor enjoying views over Arundel and a fitted en suite bathroom. There is a further bedroom on this floor with views over the gardens.

There is another generous double bedroom which is located at the front of the property on the first floor with the luxury family bathroom.

The lower ground floor provides a self contained apartment with open plan lounge and kitchen, double bedroom with wardrobes and bathroom.

The walled gardens to the rear of the property are on split levels with wonderful secluded patio areas, mature shrubbery and small trees.









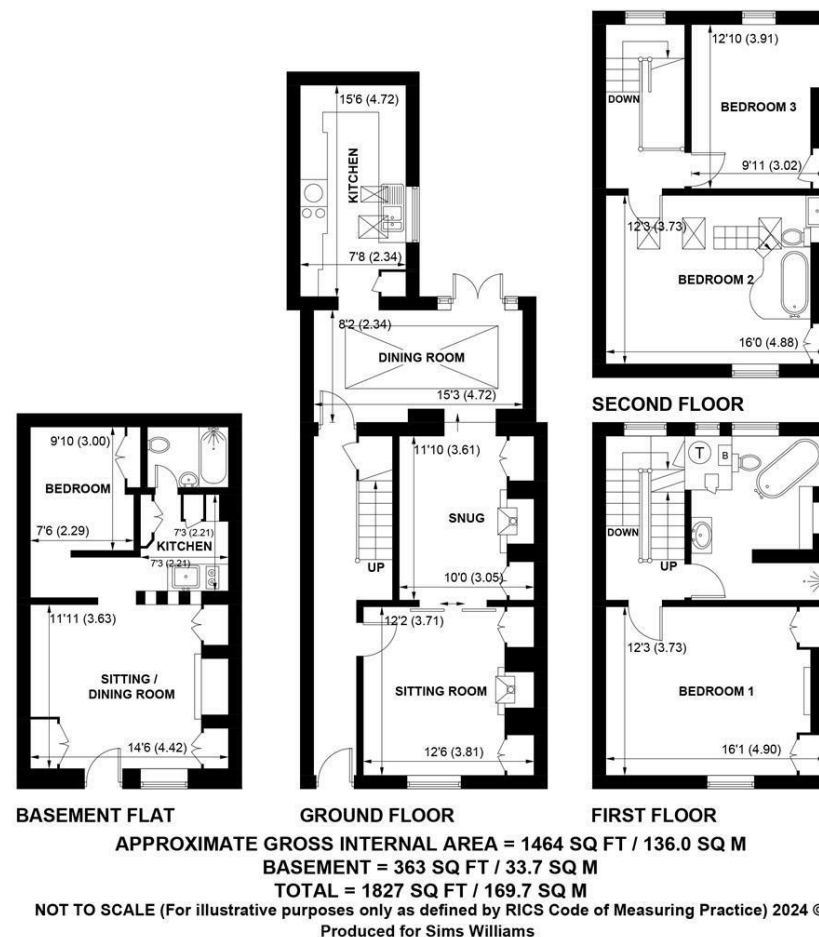




EPC Band - Current - Potential -

Council Tax Band E

From our office at the bottom of the High Street, proceed up the hill and take the first left onto Tarrant Street. The property will be found near the end of Tarrant Street 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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