

HERRICKS, SCHOOL LANE, ARUNDEL, WEST SUSSEX, BN18 9DR





ARUNDEL OFFICE

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£550,000 Freehold

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- Period Town House
- Sitting Room With Cathedral Views
- Modern Fitted Kitchen
- Master Bedroom & EnSuite
- 2 Further Bedrooms
- Utility Room
- Central Arundel Location
- Garage
- No Onward Chain

EPC RATING

 $\frac{\text{Current} = D}{\text{Potential} = B}$

COUNCIL TAX BAND

Band = E

This fantastic, period town house has been renovated to a very high standard and it is now presented in immaculate condition. Located in central Arundel and local amenities all within walking distance.

The accommodation is arranged over three floors compromising of an entrance hall, modern fitted kitchen, utility room, master suite and a further 2 bedrooms.

There is a small entrance lobby, which leads to the spacious sitting room benefitting from generous amounts of light. This, in turn, leads downstairs to a super utility room and cloakroom.

The kitchen is beautifully fitted with a range of stylish, modern units integrated with a fridge/freezer, dishwasher, oven and butlers sink and there is access to the shared rear courtyard from this room.

On the first floor there is the main bedroom consisting of a fully fitted bathroom. On the second floor there are two further bedrooms, along with a modern fully fitted shower room. Outside, there is a shared courtyard where there is space for small table and chairs.

Directions

From our office at 8a High Street, proceed Northwards up the High Street and take the first turning left into Tarrant Street. The property will be found toward the end of the road on the right-hand side.

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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton







Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678 These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract