

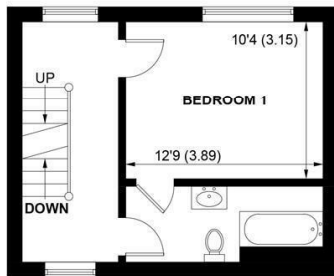
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Sims Williams

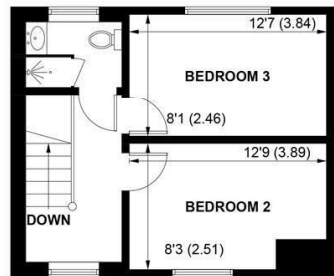


HERRICKS, SCHOOL LANE, ARUNDEL, WEST SUSSEX, BN18 9DR

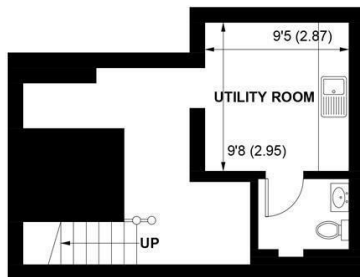




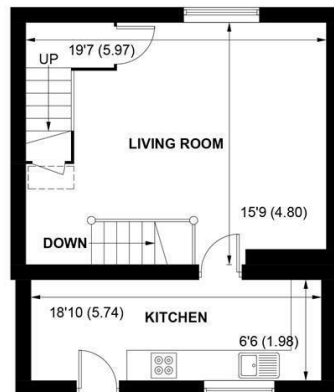
**FIRST FLOOR**



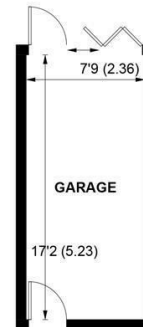
**SECOND FLOOR**



**BASEMENT**



**GROUND FLOOR**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1078 SQ FT / 100.2 SQ M**

**BASEMENT = 244 SQ FT / 22.7 SQ M**

**GARAGE = 132 SQ FT / 12.3 SQ M**

**TOTAL = 1454 SQ FT / 135.2 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©**

**Produced for Sims Williams**

# £550,000 Freehold

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

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

## EPC RATING

Current = D  
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 comprising 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 and ample space for a dining table and chairs. 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.





