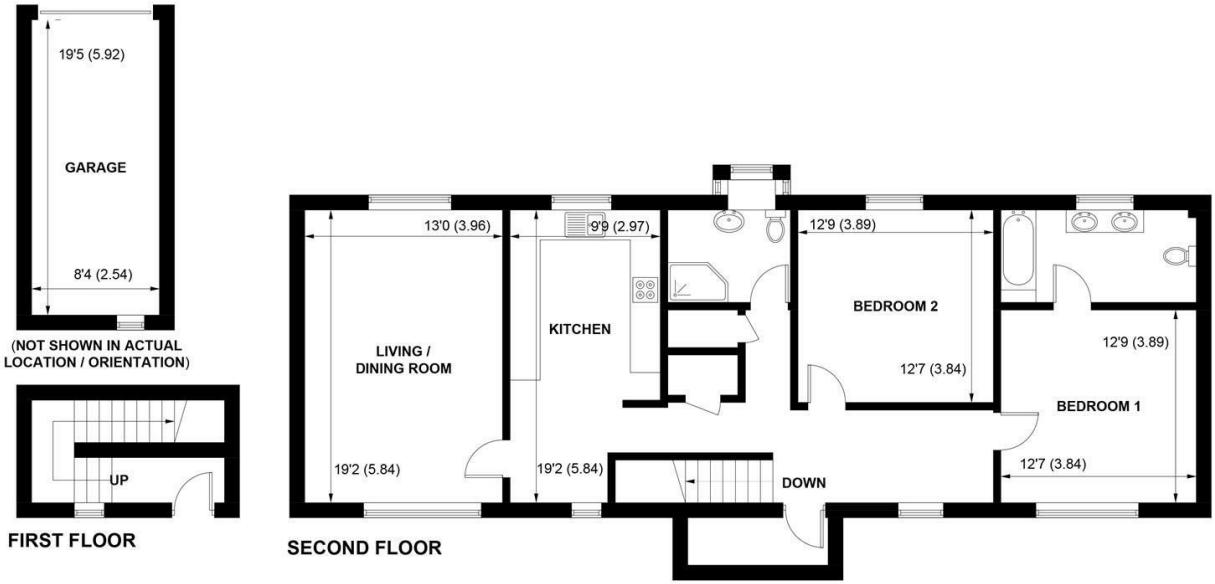
Sims Williams

6, TARRANT WHARF, ARUNDEL, WEST SUSSEX, BN18 9NY



APPROXIMATE GROSS INTERNAL AREA = 1399 SQ FT / 129.9 SQ M
(INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

ARUNDEL OFFICE

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£425,000 Leasehold

6, TARRANT WHARF,
ARUNDEL,
WEST SUSSEX, BN18 9NY

- Elevated Two Bedroom Apartment
- Exclusive and secluded Private Cul-De-Sac Setting in the Heart of Historic Arundel
- Over 1,000 sq ft of bright and versatile accommodation
- Dual Aspect Living/Dining Room
- Spacious Fitted Kitchen with Breakfast Nook
- Principal Bedroom with Ensuite Bathroom
- Further Double Bedroom & Shower Room
- Secure private garage plus useful Boarded Loft
- Communal Garden for Residents in Tarrant Wharf

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = D

Occupying a peaceful position within an exclusive cul-de-sac in the heart of historic Arundel, this beautifully presented second-floor maisonette offers over 1,000 sq ft of versatile and well-proportioned accommodation. Just moments from the town's charming shops, acclaimed restaurants and picturesque riverside walks. The property combines a highly convenient central location with a rare sense of privacy and tranquillity.

The accommodation is thoughtfully arranged, featuring two generous double bedrooms and an abundance of flexible living space. A bright and spacious sitting room incorporates a dedicated dining area with high ceilings throughout. The substantial landing provides an ideal reading nook, home office or study space. The kitchen has been fitted with a range of cupboards and shelving, plus a handy breakfast nook. The interiors are light-filled and immaculately maintained throughout, creating a welcoming and comfortable home.

The principal bedroom benefits from a ensuite bathroom with his and her sinks. There is a further double bedroom with views to Arundel Cathedral and a good sized separate shower room.

Further benefits include a useful secure private garage, ground floor store room, visitor parking and access to a delightful communal garden.

We have been advised that the lease length is 147 years and the maintenance costs half yearly are £905.06. There is a garage service charge which half yearly is £218.01.

Directions

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 where the property can be found 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.

The Property Ombudsman

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