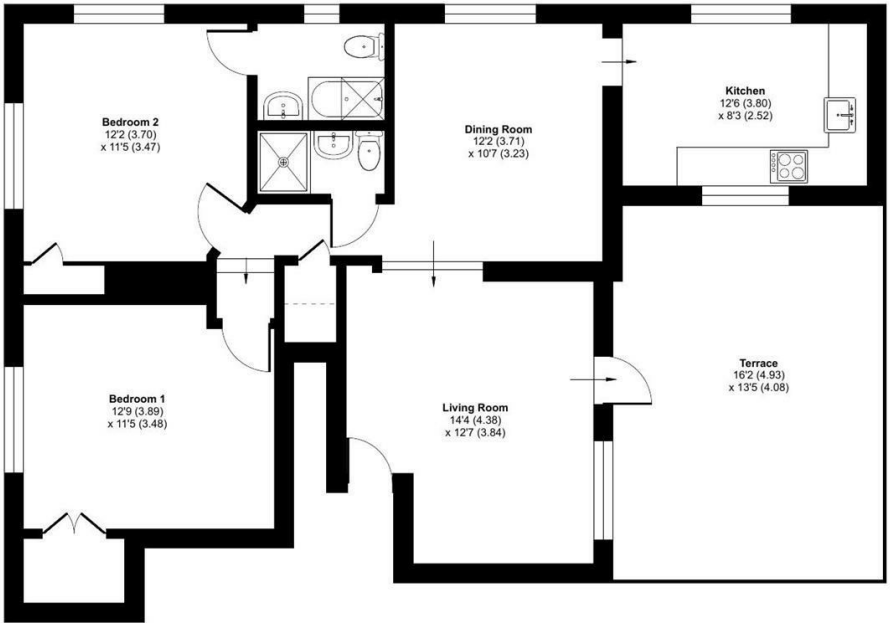


Sims Williams

69B, TARRANT STREET, ARUNDEL, WEST SUSSEX, BN18 9DN


BOSCH

Approximate Area = 847 sq ft / 78.6 sq m
Limited Use Area(s) = 7 sq ft / 0.6 sq m
Total = 854 sq ft / 79.2 sq m
For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sims Williams. REF: 1502370

Sims Williams

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£525,000 Leasehold

69B, TARRANT STREET,
ARUNDEL,
WEST SUSSEX, BN18 9DN

- Elegant First Floor Apartment
- Period Features Throughout
- Fitted Kitchen/Breakfast Room
- Living Room with Door to Terrace
- Separate Dining Room & Open Fireplace
- Double Aspect Principal Bedroom with Ensuite
- Further Double Bedroom & Family Bathroom
- South facing Rooftop Terrace with Town Views
- Long Lease & No Forward Chain

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

An elegant and beautifully proportioned first floor apartment, enjoying far-reaching views across Arundel. The property combines a wealth of period features with modern comforts, including high ceilings, beautiful original-style floorboards and working sash windows throughout.

The shared entrance, used by just one other apartment, leads to the private front door which opens directly into a spacious and impressive living room benefiting from doors opening onto the superb roof terrace.

From the living room, the accommodation flows through to a separate dining room with feature fireplace and on to the modern kitchen/breakfast room with base and eye level units with space for appliances, providing a sociable space for everyday living and entertaining.

There are two generous double bedrooms. The dual aspect principal bedroom benefitting from ensuite bathroom and fitted wardrobe. There is also a separate family shower room.

A particular feature of the property is the exceptional roof terrace. South and west facing, it enjoys lovely views across the rooftops and towards the surrounding town, with a canopy. The apartment is ideally situated for the many amenities of Arundel, with the historic town centre, independent shops, restaurants and mainline railway station all within easy reach.

We have been advised by our vendor that the lease length is 150 years and the maintenance charges are £500 per annum.

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.

Directions

From our office at 8a High Street, proceed northwards up the High Street and take the first turning left into Tarrant Street. Flat 69B will be found on the left hand side on the corner of Arun Street.

AML & ID Compliance Checks

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.











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