

3 TARRANT WHARF

ARUNDEL | BN18 9NY

Sims Williams

3, TARRANT WHARF, ARUNDEL, BN18 9NY

OFFERS IN EXCESS OF £650,000 FREEHOLD

- Elegant Mid-Terrace Riverside Townhouse
- Stunning Panoramic River Views
- Generously Sized Open-Plan Kitchen & Dining Room
- Bright South-Facing Sitting Room/Bedroom 3 with Private Terrace
- Principal Bedroom with Ensuite Shower Room
- Spacious Additional Double Bedroom
- Spectacular Views Towards Arundel Castle & Cathedral
- Flexible Living Accommodation
- Covered Private Parking For Two Cars







Tucked away in a quiet riverside setting in the heart of Arundel, this beautifully presented mid-terrace townhouse offers stylish accommodation arranged over three floors, together with stunning views of the River Arun, Arundel Town, Cathedral & Castle.

The property benefits from tandem parking for two cars as well as communal guest parking. A welcoming entrance hallway leads to the south-facing riverside sitting room, which opens onto a private terrace, the perfect place to relax and enjoy the peaceful surroundings.

On the first floor is a spacious kitchen/dining room, beautifully fitted and enjoying fabulous views across the town and towards the cathedral. There is also an elegant sitting room with a bay window overlooking the river.

The top floor features a beautifully presented principal bedroom with fitted wardrobes, an en-suite shower room, and wonderful far-reaching views. The second double bedroom is equally well appointed, with fitted wardrobes. A separate family bathroom completes the accommodation.

We have been advised by our vendor that the estate charges costs annually are £752.06, and the River Wall sinking fund charges are £1511 P/A. Our vendor tells us that no maintenance is required for 50 years from works carried out by the Environment Agency.

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.





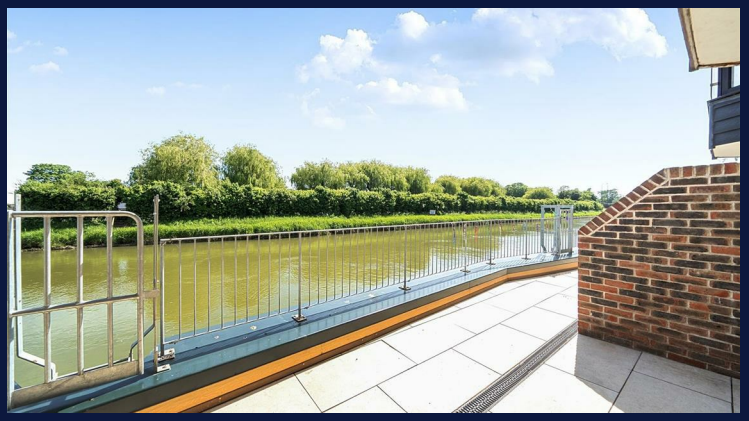










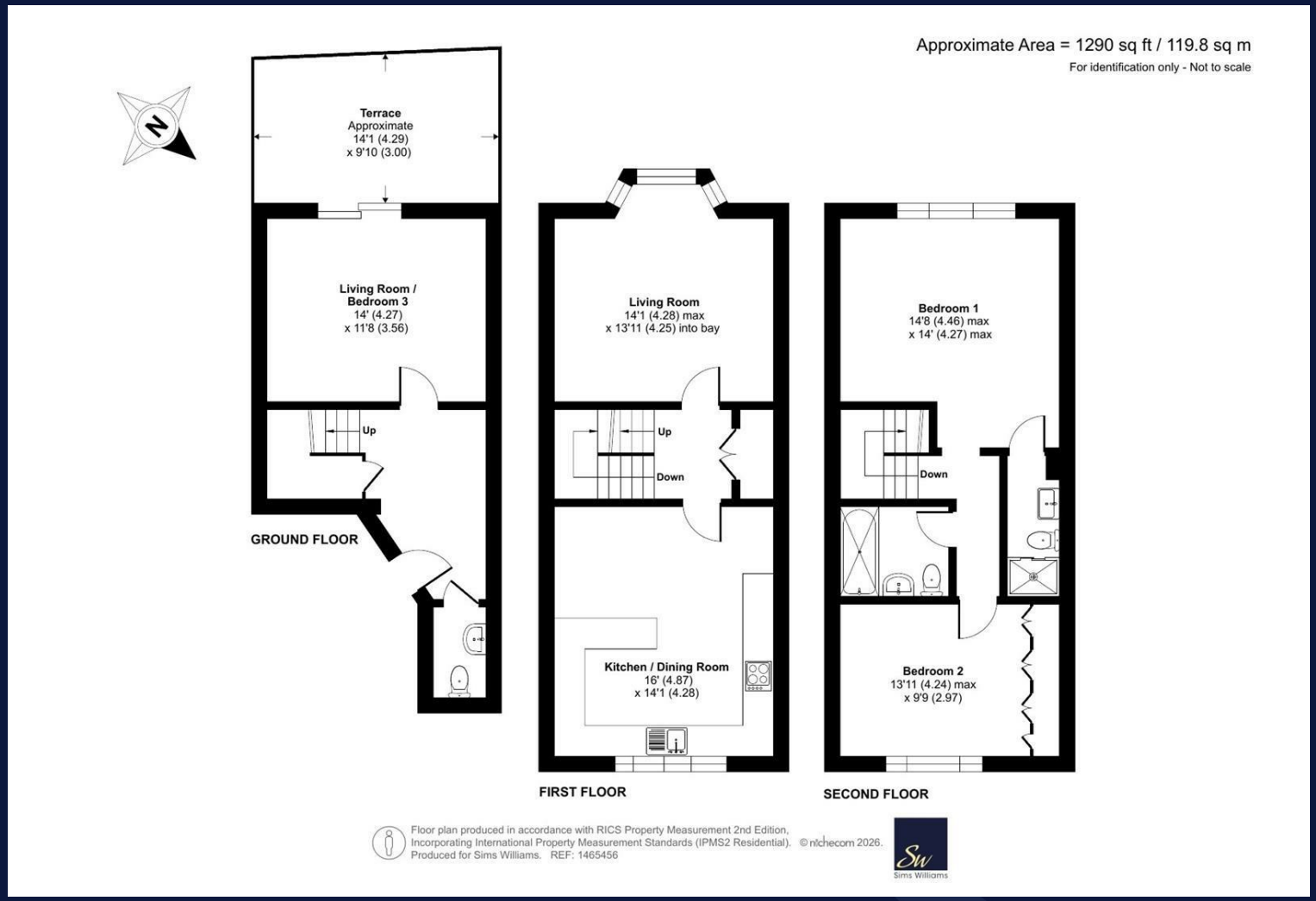




EPC Band - Current - C Potential - C

Council Tax Band F

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 and the property can be found on the left 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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