

THE COACH HOUSE

54A TARRANT STREET | ARUNDEL | BN18 9DN

Sims Williams

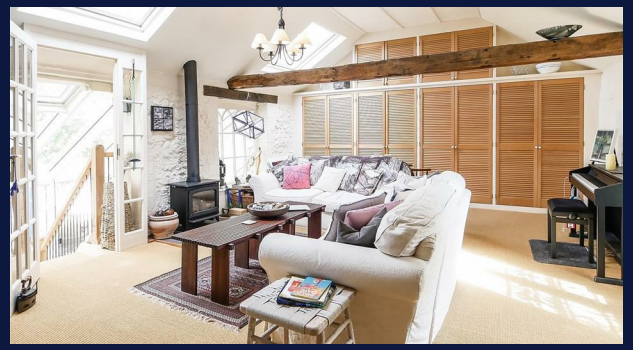
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GUIDE PRICE £550,000 FREEHOLD

- Converted Coach House
- Grade II Listed
- Off Road Parking & Garage
- Arundel Town Centre
- Living Room over looking the garden
- Vaulted db Aspect First Floor 25' by 15'
- Large Sunny Courtyard with Garden Room
- Requiring Modernising
- No Onward Chain







Nestled discreetly away from the road, this exceptional Grade II listed one-bedroom converted coach house and hayloft combines historic charm with modern practicality. Approached via a private courtyard, the property offers generous off-street parking for two vehicles and an integral garage, providing both convenience and seclusion.

The interior is a delightful blend of period character and contemporary living. The 25' vaulted first-floor bedroom, complete with ensuite WC, is a striking and versatile space, with the potential to subdivide into 2 bedrooms and space for ensuit subject to planning permission.

On the ground floor, the bright conservatory flows seamlessly from the kitchen, forming a welcoming dining area and vaulted sitting room centred around a gas log burner, the perfect setting for cosy evenings or entertaining in style.

Externally, an elevated, wall-enclosed cottage-style garden offers a private oasis. Mature and sunny courtyard with terraces and established planting, and a charming summer house provide a tranquil retreat or potential garden studio.

The property also offers scope to modernise & adding value, making it an exceptional opportunity for those seeking a unique home with character and potential.

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.

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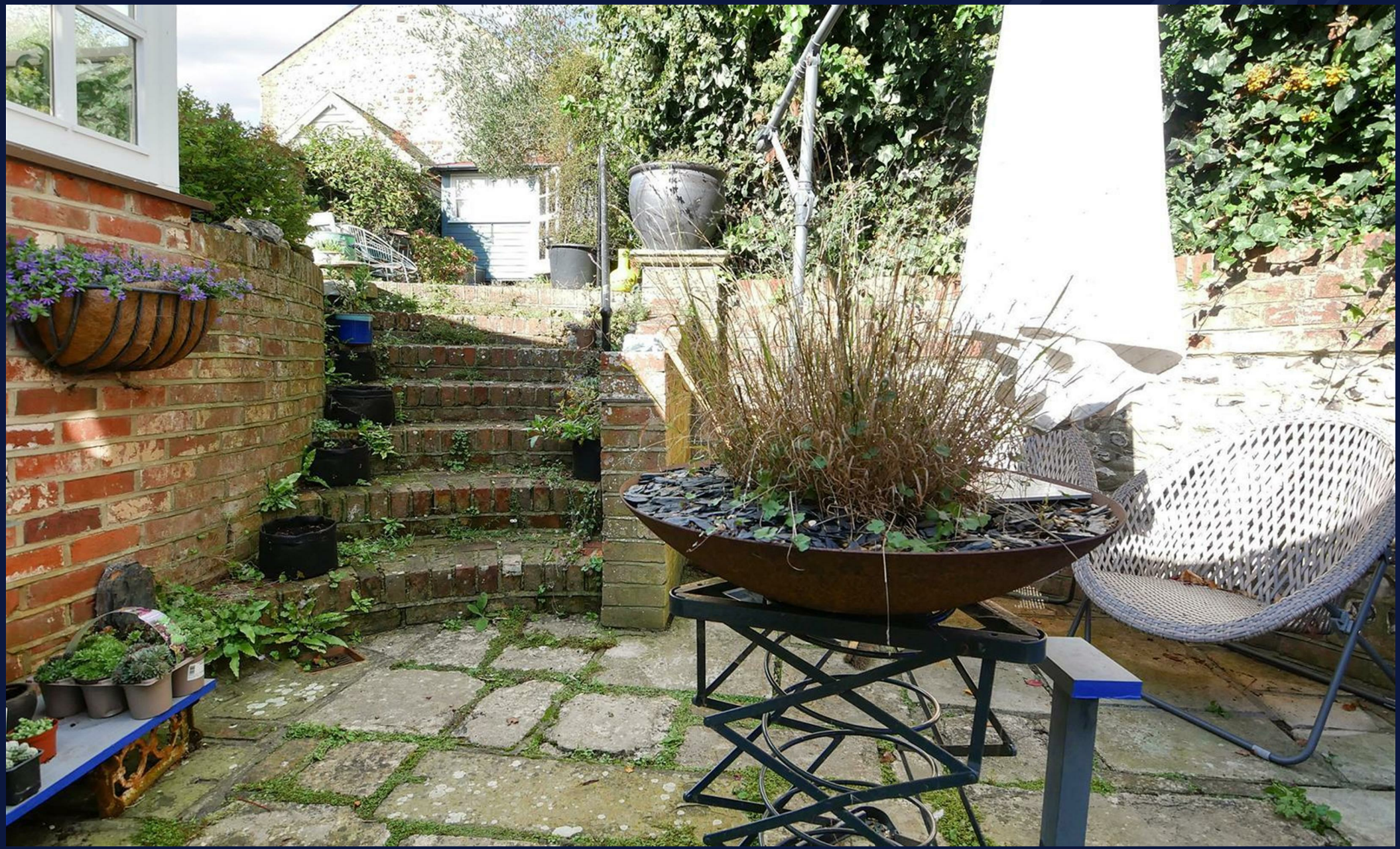
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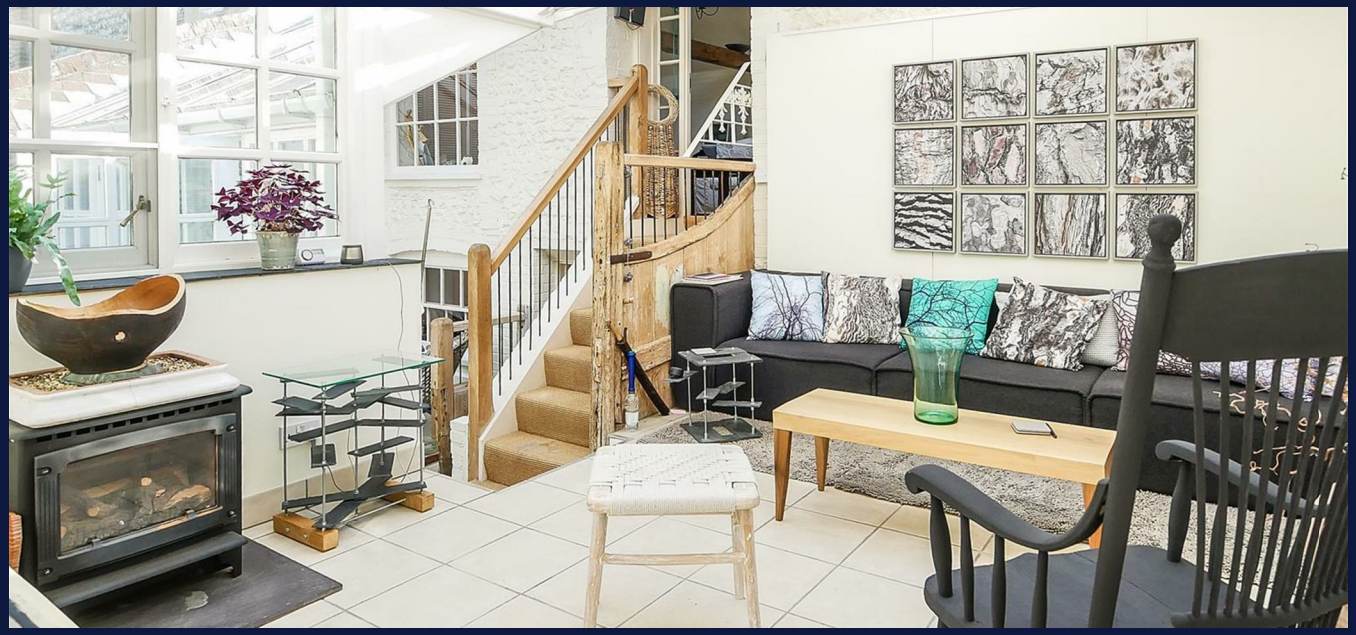
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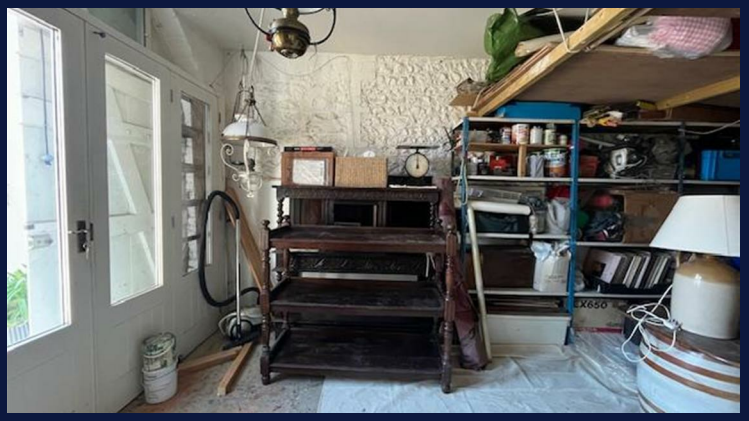
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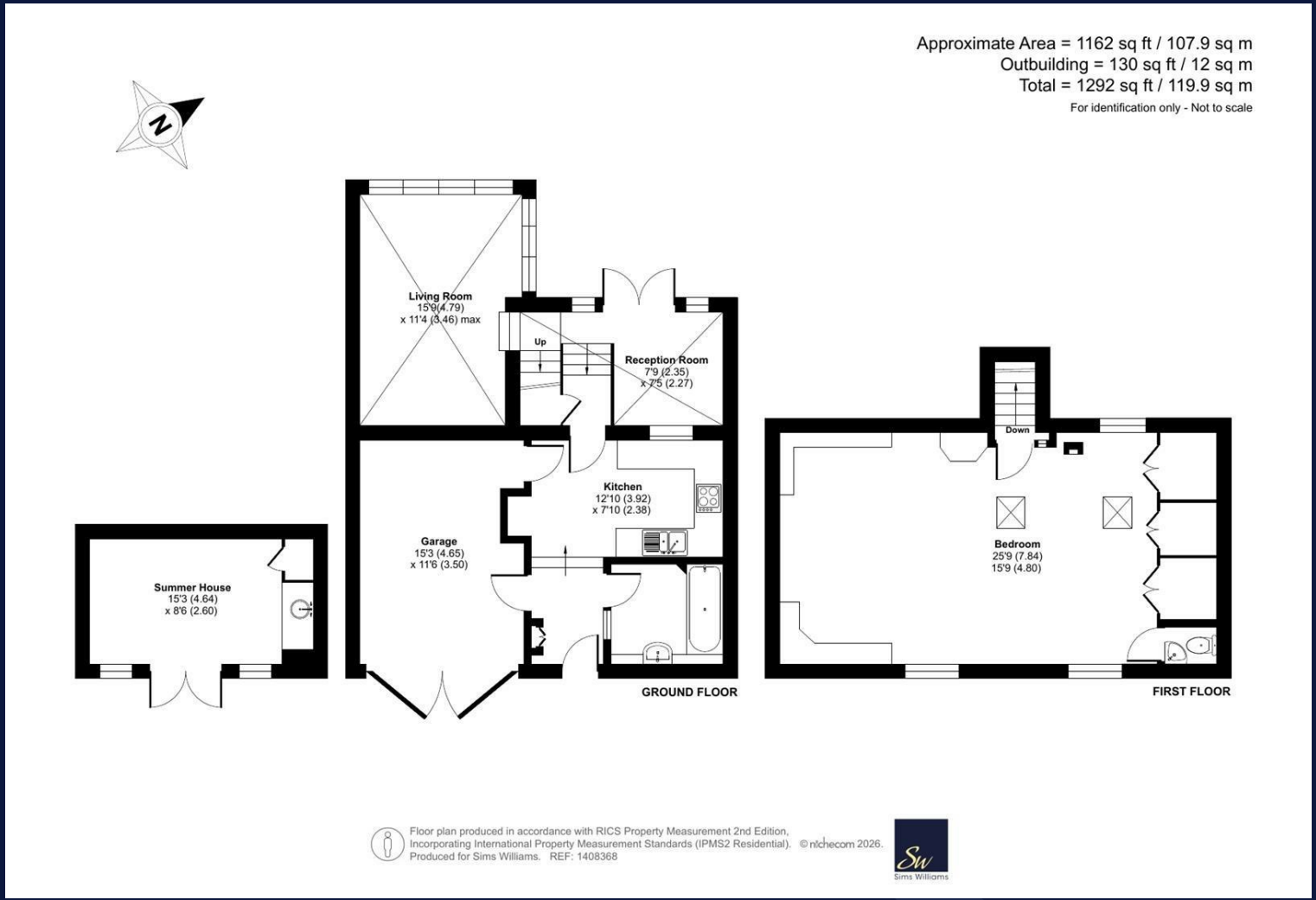
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EPC Band - Current - E Potential - C

Council Tax Band D

From our office at the bottom of the High Street, proceed up the hill and take the first left onto Tarrant Street. The property will be found near the end of Tarrant Street on the right 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.

8a High Street
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