

Sw

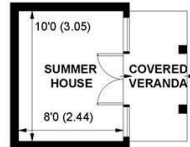
Sims Williams



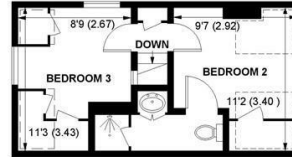
56, TARRANT STREET, ARUNDEL, WEST SUSSEX, BN18 9DN



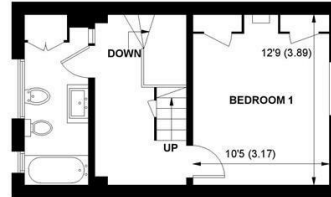
 = REDUCED HEADROOM BELOW 1.5m / 5'0"



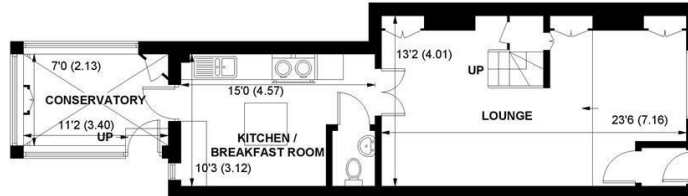
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1101 SQ FT / 102.3 SQ M

SUMMER HOUSE = 81 SQ FT / 7.5 SQ M

TOTAL = 1182 SQ FT / 109.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

£660,000 Freehold

56, TARRANT STREET,
ARUNDEL, BN18 9DN

- Georgian Cottage
- Heart of Old Arundel
- Living Room with Open Fire
- Bright Kitchen/Breakfast Room
- Conservatory
- Three Bedrooms
- Bathroom & Ensuite Shower
- Raised Garden
- Summer House

Grade II Listed

COUNCIL TAX BAND

Band = E

A Grade II Listed Georgian cottage situated in the heart of old Arundel offering versatile accommodation with three bedrooms, two reception rooms and a well-stocked, raised garden with summer house.

The beautifully presented accommodation is arranged over three floors with the ground floor comprising a vestibule opening into the charming living room featuring an open fire, fitted cupboards and shelving and large sash window.

Double doors lead into the bright kitchen/breakfast room with flagstone flooring and a range of units with an Esse cooker and space for appliances. There is ample space for a breakfast table and access to a cloakroom with WC & wash basin. Leading through is the superb conservatory which allows access to the garden.

On the first floor is the large master bedroom benefiting from built-in cupboards and an original feature fireplace. The family bathroom is fitted with a white suite comprising panelled bath with wall shower, hand wash basin, WC & bidet.

The second floor provides two further bedrooms, one of which enjoying an ensuite shower room, and the other is currently being used as a study.

From the conservatory are steps up to the delightful garden which features well-established borders and a wonderful summer house with a covered veranda and swing sofas.

Directions

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.

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.

Sales & Lettings offices in Arundel Chichester & Walberton



