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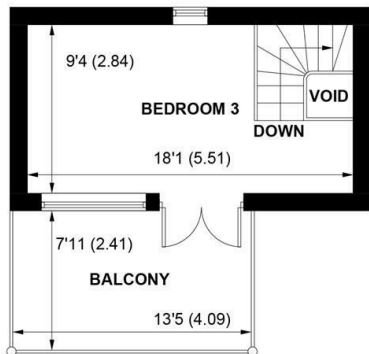
Singh Williams



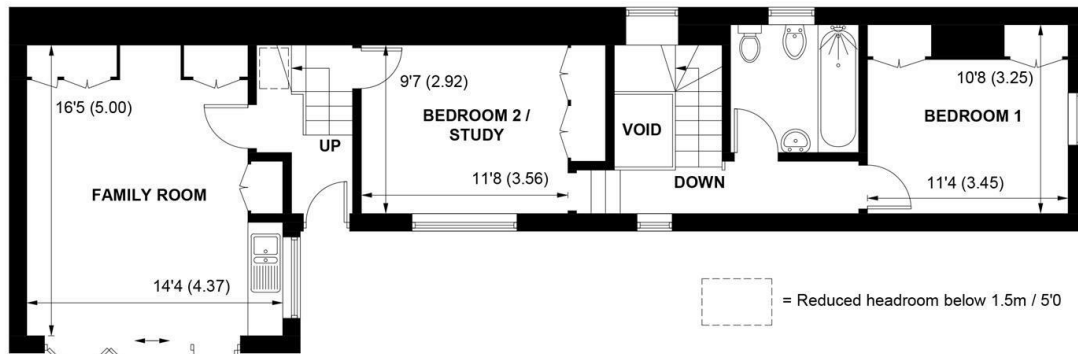
34, TARRANT STREET, ARUNDEL, WEST SUSSEX, BN18 9DJ



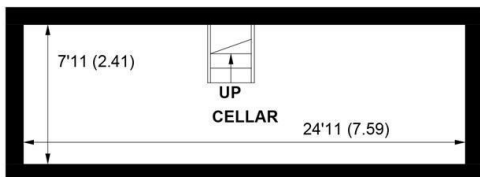




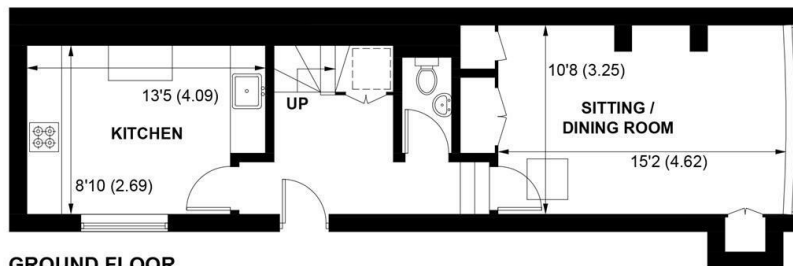
**SECOND FLOOR**



**FIRST FLOOR**



**CELLAR**



**GROUND FLOOR**



= Reduced headroom below 1.5m / 5'0

**APPROXIMATE GROSS INTERNAL AREA = 1298 SQ FT / 120.6 SQ M**

**BASEMENT = 196 SQ FT / 18.2 SQ M**

**TOTAL = 1494 SQ FT / 138.8 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

# £625,000 Freehold

34, TARRANT STREET,  
ARUNDEL, BN18 9DJ

- Quirky Town Centre Property
- Versatile Accommodation
- Sitting Room with Access to Cellar
- Fitted Kitchen
- Two Double Bedroom
- Third Bedroom/Snug with Balcony
- Large Studio/Family Room
- Westerly Terrace
- Driveway Parking

**Grade II Listed**

**COUNCIL TAX BAND**

Band = E

An interesting and quirky Grade II Listed period cottage situated in the heart of Old Arundel. The property is believed to be formerly part of the Queens Arms Public House and now offers versatile accommodation with the benefit of a west facing balcony and terrace and private off-road parking.

The property is approached from Kings Arms Hill and there are steps down to the front door which opens into an entrance hall with stairs to the first floor and a cloakroom with WC and wash basin.

The sitting room enjoys a bow window overlooking Tarrant Street, wooden flooring and a feature fireplace. There is a trap door with steps down to the cellar. The kitchen has a range of units with a large Butler sink, oven, gas hob and fridge-freezer.

On the first floor are two double bedrooms, both benefiting from built-in wardrobes and a bathroom comprising a panelled bath with shower over, WC, bidet and wash basin.

There is a second staircase accessed either from bedroom two, or from an external stable door which leads up to a third bedroom/snug which enjoys double doors opening to an enclosed balcony. Below is a wonderful studio/family room with bi-fold doors which open to the westerly terrace.

To the front is private driveway parking and a gate to the secluded terrace.

## Directions

From our office at 8a High Street, proceed northwards up the High Street and take the first turning left into Tarrant Street. The property is accessed on the right hand side up Kings Arms Hill.

## Disclaimer

As the sellers 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







