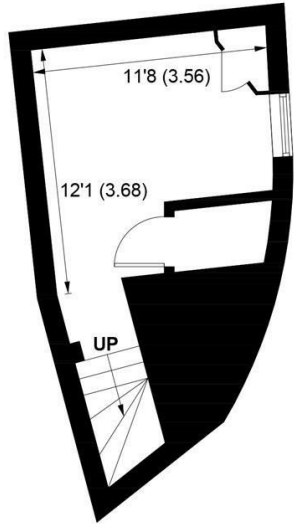
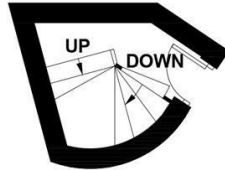




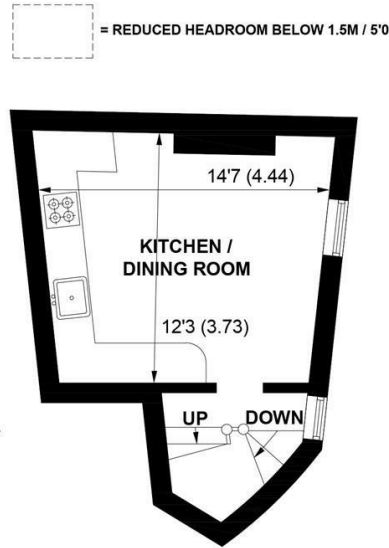
THE OLD PUB, 72 TARRANT STREET, ARUNDEL, WEST SUSSEX, BN18 9DN



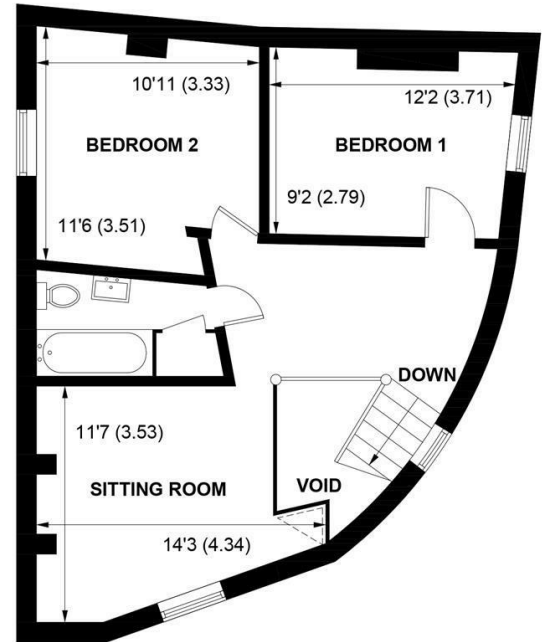
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 767 SQ FT / 71.3 SQ M
(EXCLUDING VOID)**

CELLAR = 167 SQ FT / 15.5 SQ M

TOTAL = 934 SQ FT / 86.8 SQ M

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

Produced for Sims Williams

£320,000 Freehold

THE OLD PUB, 72, TARRANT STREET,
ARUNDEL, BN18 9DN

- Unique Period Property
- Fully Refurbished to a High Standard
- Bright Accommodation
- Stylish Kitchen/Breakfast Room
- Sitting Room with River Views
- Two Double Bedrooms
- Modern Bathroom
- Versatile Basement
- No Onward Chain

Grade II Listed

COUNCIL TAX BAND

Band = C

A unique Grade II Listed period property which has been subject to extensive refurbishment throughout to a very high standard. The accommodation is arranged over four floors with two bedrooms, contemporary kitchen/breakfast room, bright living room and basement and is offered with no onward chain.

Situated within walking distance to the local facilities of Arundel including the mainline train station with its coastal and London services approximately one mile away, together with easy road access onto the A27 and A29.

Formerly a Public House, the property boasts a wealth of charm and character and has recently undergone a full renovation which has created the perfect balance of period and contemporary features.

Steps lead up to the first floor which comprises the stylish kitchen/breakfast room. This has been fitted with a range of units with wooden surfaces and integrated appliances including a Smeg oven, hob, fridge-freezer and dishwasher. There is a breakfast bar, a feature fireplace with woodburning stove and ample space for table and chairs.

On the second floor is the charming sitting room which features exposed

beams and enjoys wonderful views toward the river Arun.

There are two bright double bedrooms, one of which features a cast iron fireplace, and the other enjoys views of the Cathedral. The modern family bathroom with underfloor heating comprising bath with shower over, hand wash basin & WC.

There is also a versatile basement room which could be used as home office/studio with a window and cupboard with plumbing for a washing machine.

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 will be found toward the end of the road on the right-hand side.

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

