



## 2 CARLTON TERRACE

TARRANT STREET | ARUNDEL | BN18 9DG

*SW*

Sims Williams



# 2 CARLTON TERRACE

TARRANT STREET, ARUNDEL, BN18 9DG

GUIDE PRICE £895,000 FREEHOLD

- Exclusive Architect-Designed Townhouse Hidden Behind an 8ft Flint Wall
- Prime Setting in Arundel's Historic Conservation Area
- Discreet Entrance Leading to Private Courtyard
- Contemporary Split-Level Design with Light-Filled Interiors
- Primary Suit with Direct Access To The Courtyard
- South-Facing Living Room with Large Balcony
- Striking Central Atrium and study area
- Light Filled Kitchen/Breakfast Room leading to the Roof Garden
- Superb South-Facing Rooftop Garden with Panoramic Views

Discreetly positioned behind an immaculate Grade II listed wall, this exceptional residence forms one of an exclusive terrace of just three contemporary, architect-designed homes, a rare sanctuary in the very heart of Arundel's historic conservation area.

Crafted with an emphasis on light, volume and refined modern living, the split-level interior unfolds across beautifully arranged spaces. Three luxurious double bedrooms and two elegant bathrooms are complemented by a dramatic, south-facing living room with bi-fold doors to the large balcony, capturing sun throughout the day. A striking central atrium creates an uplifting study area, while the impeccably appointed kitchen/breakfast room enjoys serene sky views, enhancing the home's architectural harmony.

Crowning the property is its most captivating feature, an exquisite, south-facing rooftop garden. Designed for relaxation and entertaining, it enjoys breath taking panoramic vistas across Arundel's enchanting rooftops to the rolling countryside beyond. This elevated outdoor retreat offers a uniquely privileged perspective rarely found within the town centre.

Arundel's vibrant town centre offers an excellent selection of artisan shops, cafés and bistros, all set beneath the dramatic backdrop of Arundel Castle and the prominent Cathedral. The tidal River Arun winds its way to the coast, and nearby attractions include the Wildfowl & Wetlands Centre, the Lido, the Castle cricket ground, the beautiful local beaches, and the South Downs National Park.

The surrounding area provides a wealth of sporting and recreational opportunities including mountain biking, extensive walking routes, horse racing at Fontwell Park and Goodwood, polo at Cowdray Park, numerous golf courses, and sailing in Chichester Harbour and The Solent.

Arundel has a mainline railway station with services to Gatwick Airport in approximately 45 minutes and London Victoria in around 1 hour 30 minutes, making the town exceptionally well connected.





# 2 CARLTON TERRACE

TARRANT STREET, ARUNDEL, BN18 9DG

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)





# 2 CARLTON TERRACE

TARRANT STREET, ARUNDEL, BN18 9DG

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)





# 2 CARLTON TERRACE

TARRANT STREET, ARUNDEL, BN18 9DG

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)

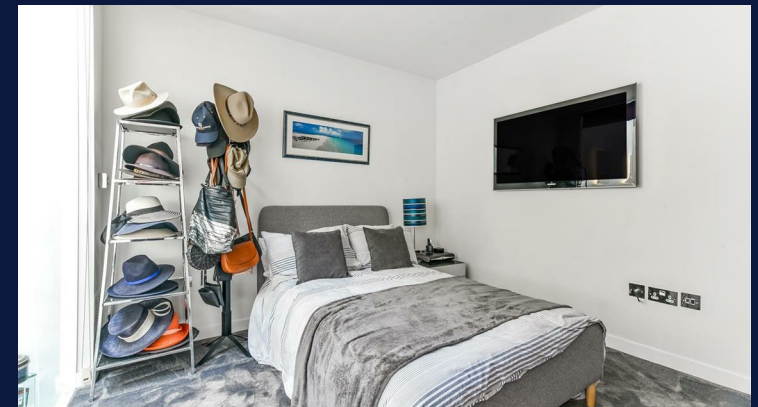




# 2 CARLTON TERRACE

TARRANT STREET, ARUNDEL, BN18 9DG

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)





# 2 CARLTON TERRACE

TARRANT STREET, ARUNDEL, BN18 9DG

[WWW.SIMSWILLIAMS.CO.UK](http://WWW.SIMSWILLIAMS.CO.UK)





# 2 CARLTON TERRACE

TARRANT STREET, ARUNDEL, BN18 9DG

WWW.SIMSWILLIAMS.CO.UK

EPC Band - Current - C Potential - C

Council Tax Band F

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 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  
Arundel, BN18 9AB

01903 885678  
WWW.SIMSWILLIAMS.CO.UK