

56 TARRANT STREET

ARUNDEL | BN18 9DN

Sims Williams

56, TARRANT STREET, ARUNDEL, BN18 9DN

GUIDE PRICE £695,000 FREEHOLD

- Grade II Listed Georgian Cottage
- Modern Fitted Kitchen/Breakfast Room
- Living Room with Newly Fitted Log Burner & Oak Flooring
- Conservatory/Dining Room
- Three Double Bedrooms
- New Bathroom & Ensuite Shower Room
- Located in a Sought After Location
- Raised Walled Garden
- Garden/Summer House with Electricity







This beautifully presented Grade II Listed Georgian cottage is located on a highly sought-after road in the heart of Arundel Town Centre. Offering versatile living spaces, the property features three double bedrooms, two reception rooms, a newly renovated modern kitchen, and a raised garden complete with a summer house.

Arranged over three floors, the ground floor welcomes you with an inner porch, providing ample hanging space and leading into the living room, which boasts a charming brick fireplace with a log burner, new oak flooring throughout and fitted cupboards on either side. Glass doors open into the contemporary kitchen/breakfast room, equipped with a range of base and eye-level units with granite worktops, plus space and plumbing for both a dishwasher and washing machine. A cloakroom with WC and wash basin is also on this level. Doors through to the light and airy conservatory/dining room with built in wine storage and then steps lead up to the garden.

The first floor is home to the principal bedroom, which benefits from built-in wardrobes and an original feature fireplace. This level also includes a modern family bathroom, complete with a walk-in shower, freestanding bathtub, hand wash basin, and WC.

The second floor hosts two additional double bedrooms, one of which enjoys the added luxury of an ensuite shower room.

Outside, the delightful garden features mature shrubbery, plant borders, and a summer house with electricity, covered veranda and swing sofas, perfect for relaxation and entertaining.

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.


HERITAGE GARDEN
POTTERY


SCRABBLE










KANDINSKY

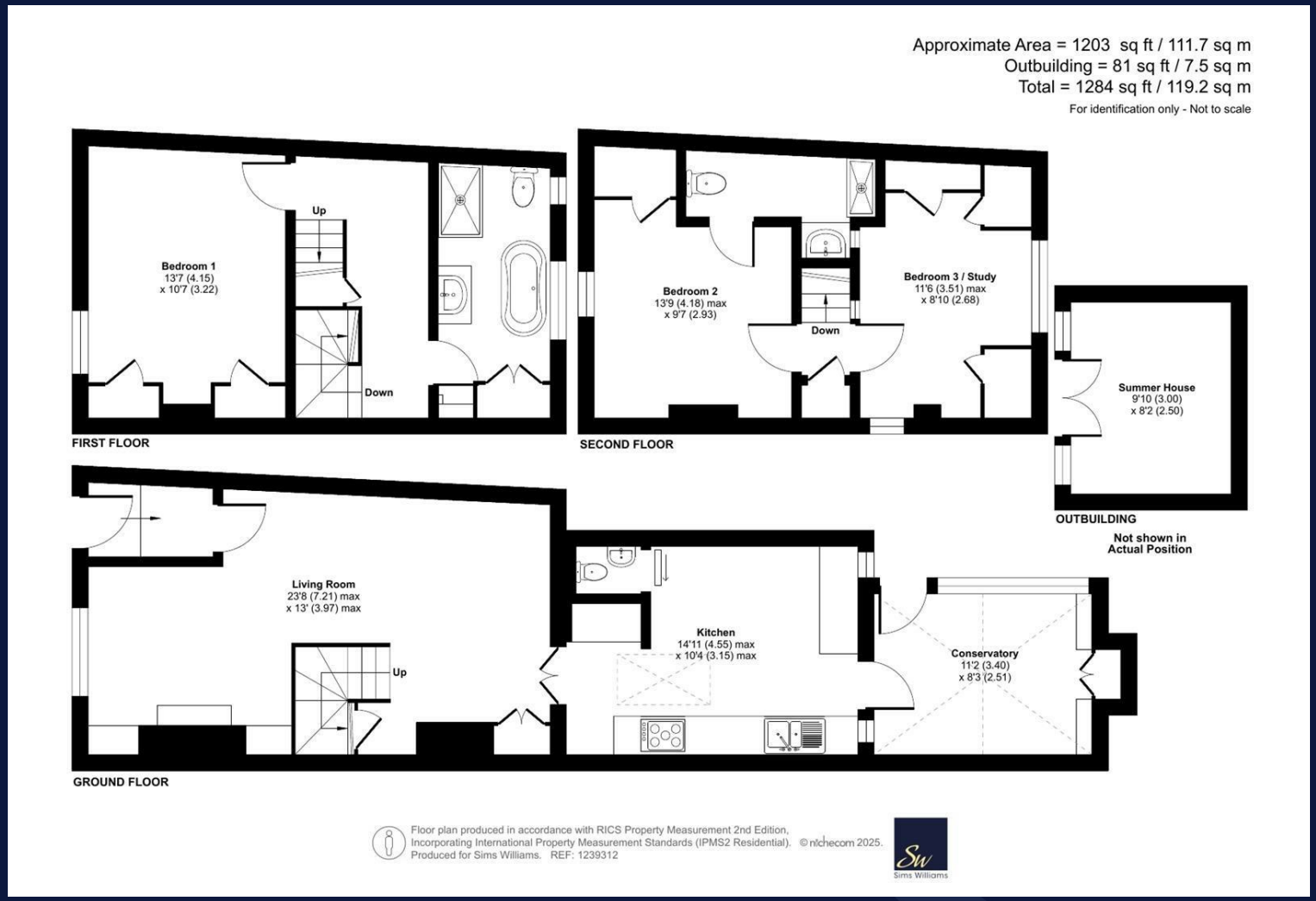




Grade II Listed

Council Tax Band E

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.

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