Sims Williams

59, TARRANT STREET, ARUNDEL, BN18 9DJ

Approximate Area = 1128 sq ft / 104.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1221654

Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

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£485,000 Freehold

59, TARRANT STREET,
ARUNDEL,
BN18 9DJ

- Georgian Townhouse
- Central Arundel Position
- Opportunity for Refurbishment
- Double Aspect Living Room
- Flag Stone Flooring & Feature Fireplace
- Two Bedrooms with Fitted Wardrobes
- Countryside Views
- South Facing Private Mature Garden
- No Onward Chain

EPC RATING

Current = E
Potential = B

COUNCIL TAX BAND

Band = D

An opportunity to purchase a fabulous project with potential to extend STP, the property benefits from a flexible floorplan and has scope for renovation and refurbishment. The property is located in a quiet yet convenient location close to local amenities.

The property comprises of entrance porch with hanging space for coats this leads through to the double aspect living room with open fireplace and views over the garden.

The kitchen/dining room is located on the lower ground floor which is fitted with a range of eye and base level units with integrated appliances including oven & gas hob with space for further appliances. There is WC with a feature door from Arundel Prison, access out to the private garden and back store room.

On the first floor there are two bedrooms both benefitting from fitted wardrobes and have fabulous far reaching views. There is a family bathroom which comprises a shower over bath, wash basin and wc and a loft space with velux windows.

Outside is a South facing private secluded rear walled garden with mature shrubbery and trees, there is rear access from Arun Street. The property is offered with no onward chain.

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.

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 on the left-hand side.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract