

TRINITY HOUSE

TARRANT STREET | ARUNDEL | BN18 9DN

Sims Williams

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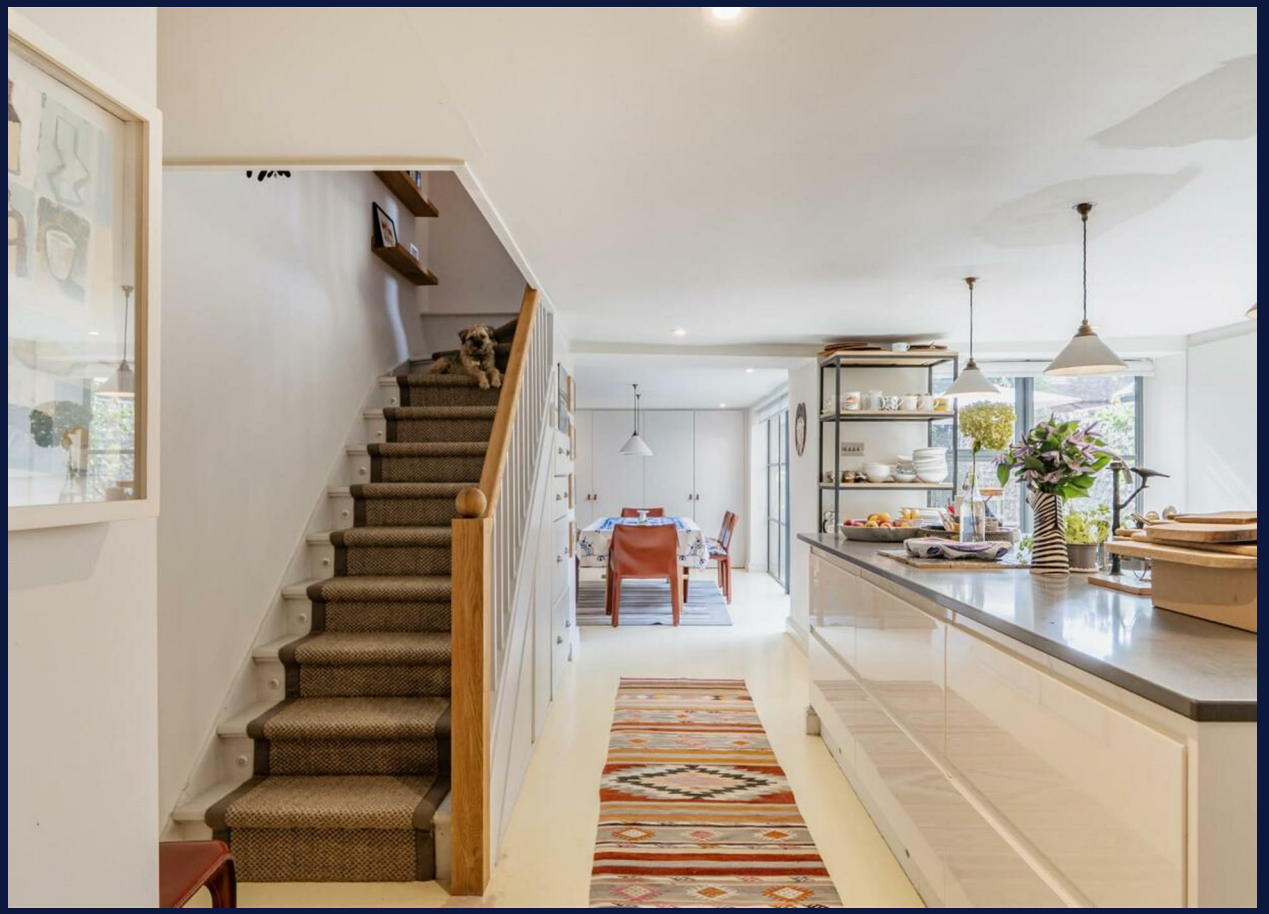
91, TARRANT STREET, ARUNDEL, BN18 9DN

GUIDE PRICE £1,125,000 FREEHOLD

- Beautifully Presented Georgian Townhouse
- Central Arundel location, within easy reach of the town's shops, cafés, restaurants and amenities
- Generous & Versatile Accommodation Arranged over Four Floors
- Impressive Open Plan Kitchen, Living & Dining Room
- Elegant Drawing Room with Log Burner
- Primary Bedroom with Feature Fireplace & Fitted Wardrobes
- Three Further Spacious Double Bedrooms
- Family Bathroom and Two Contemporary Shower Rooms
- Secluded South-Facing Courtyard Garden with Private Twitten Access







An impressive Georgian townhouse, beautifully refurbished and presented throughout, offering generous and highly versatile accommodation arranged over four floors. The property retains a wealth of period character, including sash windows, feature fireplaces and attractive wooden flooring, complemented by stylish contemporary finishes.

The ground floor provides two well-proportioned reception rooms. The drawing room is a particularly attractive room currently being used as a studio, with a wood-burning stove, sash window and wooden flooring, while the adjoining reception room features a charming open fireplace, built-in shelving and further wooden flooring. Both rooms are light and welcoming, offering versatile spaces for both entertaining and everyday living. There is a Bedroom 4/snug located on the ground floor.

The lower ground floor is home to the impressive open-plan kitchen, living and dining room, providing an excellent social space with direct access to the garden via newly fitted crittall doors. The kitchen is centred around a substantial island with generous work surfaces and storage, complemented by a range of fitted cabinetry and integrated appliances including a dishwasher, range-style cooker and space for further appliances. A discreet door leads to a useful cloakroom with WC, wash hand basin. There is a separate utility cupboard with space/plumbing for washing machine.

On the first floor is the principal bedroom, a generous double room with an attractive period fireplace and fitted wardrobes. The spacious family bathroom is fitted with a roll-top bath, wash hand basin and WC, alongside a separate shower room.

The two remaining double bedrooms are arranged on the second floor, together with a stylish, fully tiled shower room.

Outside, the south-facing courtyard garden is enclosed by attractive flint walls and beautifully planted with a variety of mature shrubs and plants. A secluded seating area provides a peaceful setting for outdoor dining and entertaining. A gate at the rear of the garden provides access onto the private twitten, offering a particularly useful secondary access. There is also an opportunity to take over the garage rental currently enjoyed by our vendors.

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.

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EPC Band - Current - D Potential - B

Council Tax Band F

From our office at 8a High Street, proceed Northwards up the High Street and take the first turning left into Tarrant Street. Trinity House will be found toward the far end on the left-hand side.



APPROXIMATE GROSS INTERNAL AREA = 2352 SQ FT / 218.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 © Produced for Sims Williams

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.
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8a High Street
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