



# 61 TARRANT STREET

ARUNDEL | WEST SUSSEX | BN18 9DJ

*SW*  
Sims Williams

- Immaculately Presented Georgian Town House
- Elegant Drawing Room
- Superb Kitchen/Breakfast Room
- Separate Utility Room/Cloakroom
- Character Features Throughout
- Modern & Stylish Décor
- Four Bedrooms
- Luxury Shower Room
- Delightful Walled Rear Garden

An opportunity to purchase an immaculately presented Georgian town house situated in a prime position in the heart of Arundel. The property provides spacious and versatile accommodation arranged over four floors, together with a delightful southerly rear garden.

The ground floor accommodation comprises solid wood flooring throughout and an entrance hall with double doors to the drawing room. The elegant drawing room is a bright dual-aspect room with Georgian sash windows overlooking the gardens and a feature fireplace with gas fire. There is a separate space for a study area with built-in shelving.

On the lower ground floor, the stunning kitchen/breakfast room is a superb feature of the property, with stone tiled flooring & underfloor heating, and is fitted with a range of stylish units, incorporating an integrated dishwasher and space for a cooker and fridge-freezer. There is ample space for table and chairs, a cosy family seating area, and French doors opening out to the rear garden. The utility room/cloakroom provides space and plumbing for both a washing machine & tumble dryer, and a WC & hand wash basin.

First floor accommodation comprises two double bedrooms with feature fireplaces and sash windows, and a guest room which is currently being used as a dressing room with fitted wardrobes. The family shower room has been fitted with a stylish suite with a fully tiled shower enclosure, wash hand basin & WC.

The further double bedroom is located on the second floor, with a vaulted ceiling and an ensuite bathroom featuring a roll top bath, two sink units & a WC. The bedroom enjoys double aspect views across to the Cathedral and surrounding countryside.

Outside, the rear gardens are paved for easy maintenance and are split into two sections, providing delightful areas to sit and relax.









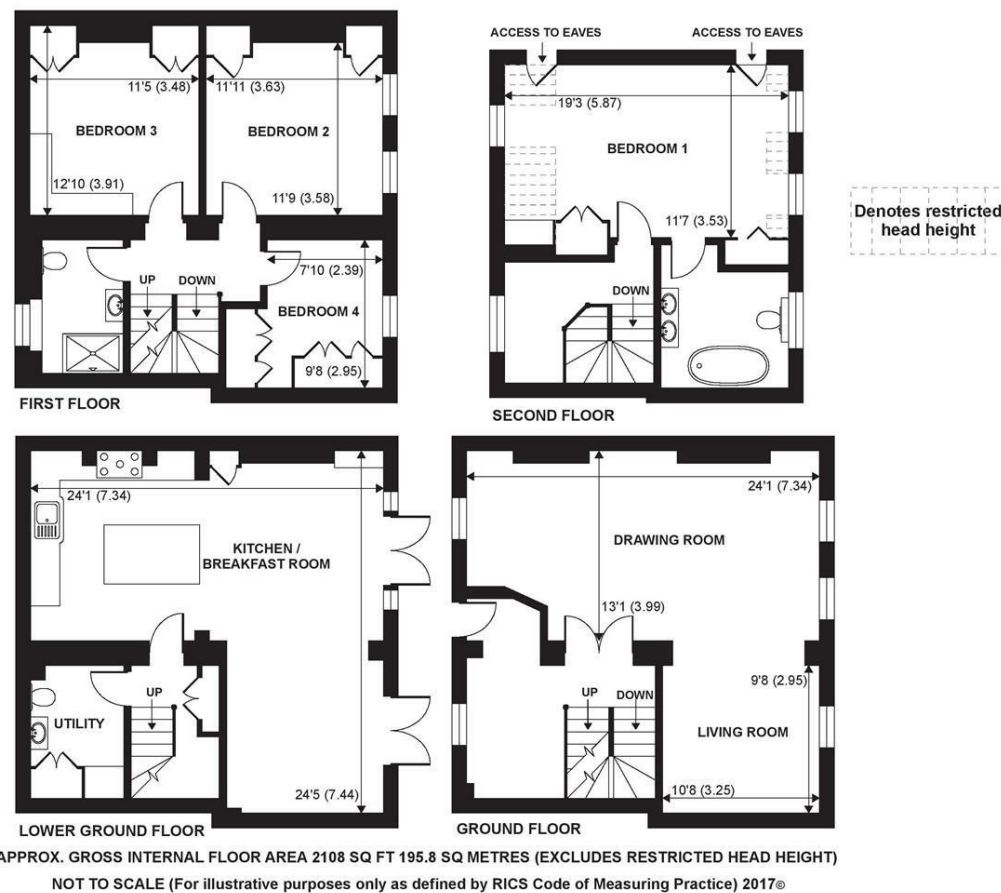




EPC Rating: Current: E, Potential: C

Council Tax Band E

From our office at 8a High Street, proceed Northwards along the High Street and take the first turning left into Tarrant Street. The property will be found towards the far end on the left-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