


# 2 TARRANT WHARF

ARUNDEL | BN18 9NY

Sims Williams

## 2, TARRANT WHARF, ARUNDEL, BN18 9NY

## GUIDE PRICE £599,950 LEASEHOLD

- Beautifully Presented Apartment
- Quiet Central Arundel Location
- Private Double Height Entrance
- Double Aspect Spacious Living/Dining Room
- Double Aspect Primary Bedroom
- 2 Further Double Bedrooms Plus Study/Bed 4
- Family Bathroom & 2 Modern En-Suits
- Communal Garden & Visitor Parking
- Garage & Off Road Parking







An excellent opportunity to purchase a beautifully presented apartment located down a private road, offering spacious, versatile accommodation throughout, complete with a garage, off-road parking and large outside storage shed.

Upon arrival, you are welcomed into a bright entrance hall providing access to all principal rooms, along with a useful storage cupboard. The generous dual-aspect sitting/dining room enjoys plenty of natural light and leads seamlessly into the modern kitchen, which is fitted with a range of base and eye-level units and integrated appliances including a fridge/freezer, washing machine, ovens, hob, and dishwasher.

The main bedroom is also dual aspect, offering an abundance of light, and benefits from a contemporary ensuite shower room featuring a walk-in shower, hand basin, and WC. There is an additional study/bedroom with fitted wardrobes, along with a well-appointed family bathroom.

On the first floor, there are two further bedrooms, one with an ensuite bathroom and the other featuring a walk-in wardrobe, along with useful eaves storage.

Outside, the property benefits from a garage and fore court, well-maintained communal gardens, and convenient visitor parking.

We have been advised that the lease length is 158 years. The maintenance costs annually are £1868.38. We have been advised that the garage is biannually £212.71. There is a further garage by separate negotiation.

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.






DAN BROWN
Karin Slaughter
Lynda La Plante VANISHED
Lynda La Plante PURE EVIL
Lynda La Plante CRUCIFIED
Lynda La Plante BURIED









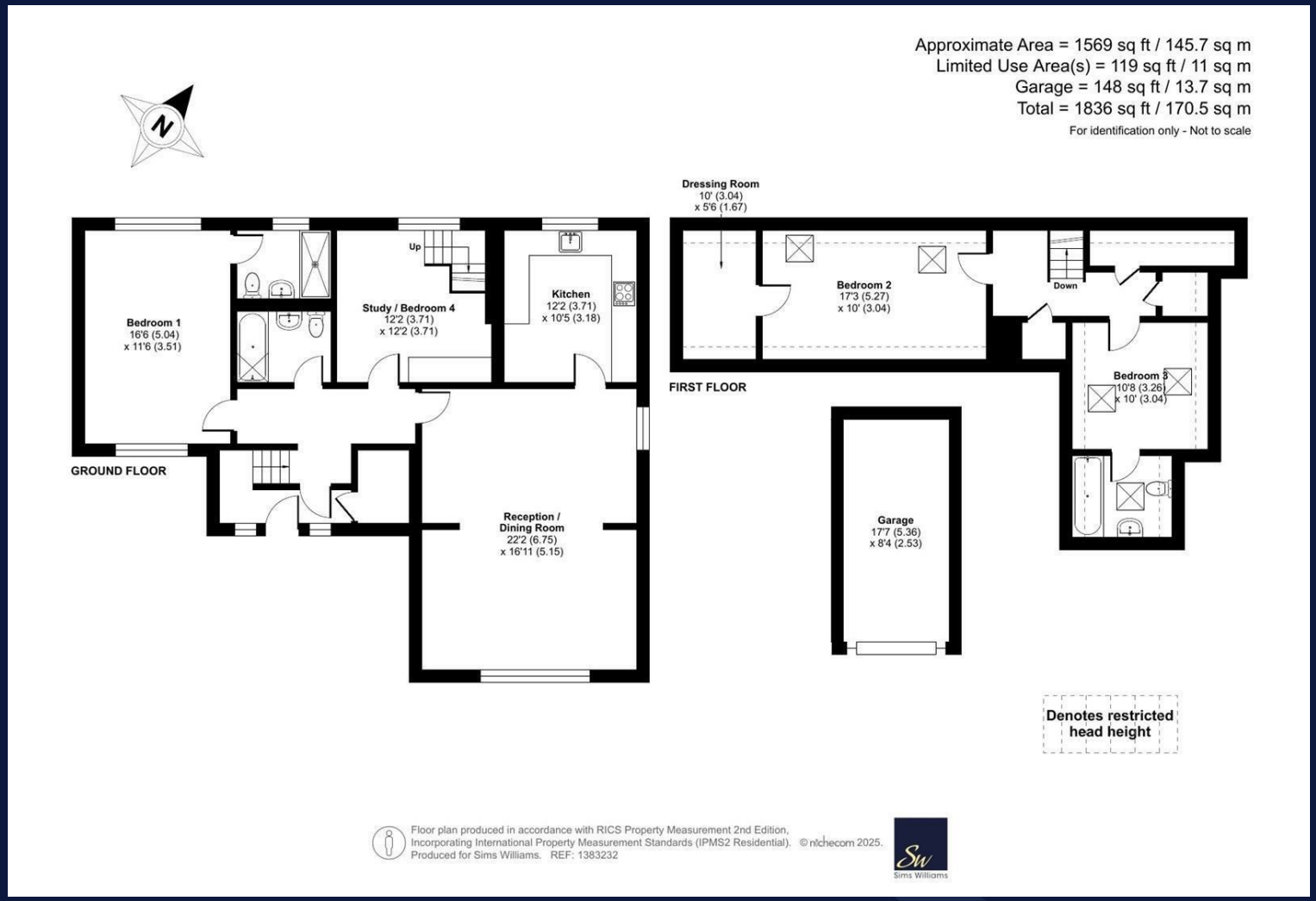




EPC Band - Current - D  Potential - C

Council Tax Band E

From our office at 8a High Street, continue down the High Street to the mini roundabout, turn right and then immediately left into River Road, continue along River Road until you reach Tarrant Wharf and the property can 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.

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