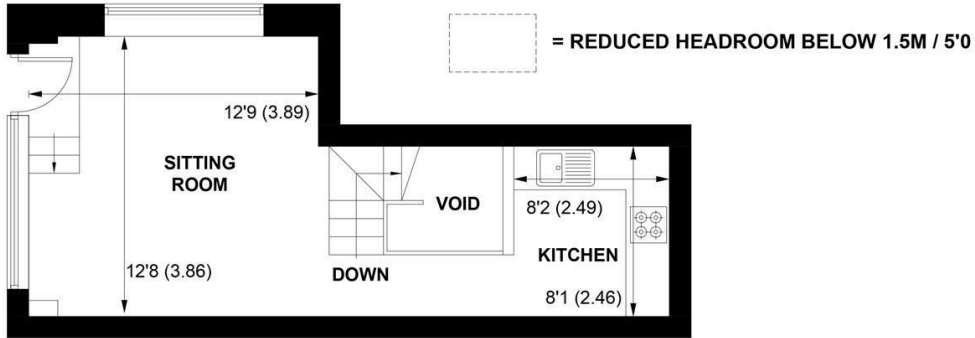


The logo for Sims Williams, featuring the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

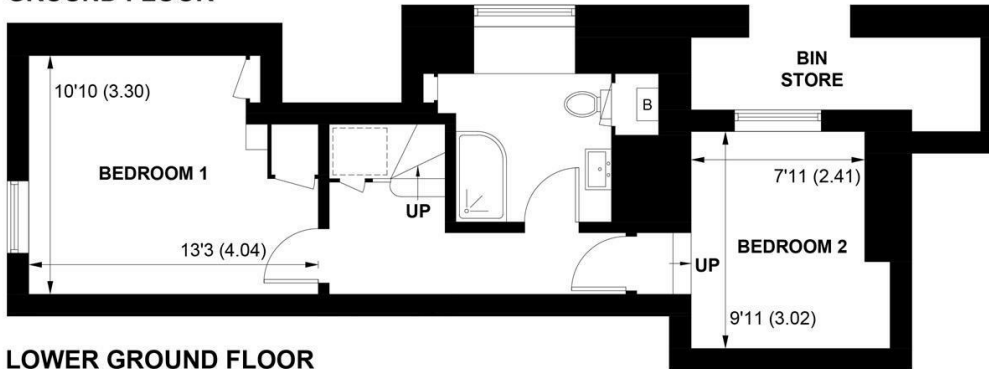
Sims Williams



67 TARRANT STREET, ARUNDEL, WEST SUSSEX, BN18 9DN



### GROUND FLOOR



### LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 644 SQ FT / 59.8 SQ M  
 (EXCLUDING VOID / BIN STORE)  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
 Produced for Sims Williams

# £350,000 Leasehold

67, TARRANT STREET,  
ARUNDEL, BN18 9DN

- Modern Maisonette
- Newly Converted
- Bright Sitting/Dining Room
- Contemporary Kitchen
- Two Double Bedrooms
- Private Entrance
- Stylish Shower Room
- Sought-After Location
- High Specification

## EPC RATING

Current = C

Potential = C

A newly converted modern maisonette apartment situated in a sought-after location in the heart of Arundel. The property has been fully refurbished to a very high standard with the accommodation arranged over two floors.

Situated in a prime central location in the heart of the historical town of Arundel and just a short stroll away from the shops, restaurants and leisure facilities. There are good road links to surrounding areas via the A27 and A284 and the Arundel mainline train station, with its London and coastal service is less than a mile away.

The private entrance opens into the superb dual-aspect bright sitting/dining room with large windows looking out to Tarrant Street and Arun Street. The contemporary kitchen is fitted with a range of neutral units with a Bosch oven and gas hob and space for further appliances.

Stairs lead down to the lower ground floor which enjoys underfloor heating and comprises two double bedrooms, one of which benefiting from built-in

cupboards and a stylish shower room featuring a shower cubicle, hand wash basin & WC.

The lease length is to be confirmed and ground rent is £100 pa.

## 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 on the corner of Tarrant Street and Arun Street.

## Disclaimer

As the sellers 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.



