



**Guide Price**  
**£650,000**

**Freehold**

3x  2x  1x 

**Tarrant Wharf, Arundel,  
West Sussex, BN18**

**OVER 60?**

Secure this property  
for up to **59% less!**

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## Accommodation

### GROUND FLOOR

Entrance hall

Cloakroom: 5'8 x 2'10 (1.73m x 0.86m)

Bedroom 3: 14'0 x 11'10 (4.27m x 3.61m)

### FIRST FLOOR

Landing

Kitchen/Diner: 15'10 x 14'0 (4.83m x 4.27m)

Living area: 13'11 x 11'10 (4.24m x 3.61m)

### SECOND FLOOR

Landing

Bedroom 1: 13'11 x 11'10 (4.24m x 3.61m)

En Suite Shower Room: 6'3 x 2'10 (1.91m x 0.86m)

Bedroom 2: 11'6 x 9'10 up to fitted wardrobes (3.51m x 3.00m)

Bathroom: 7'5 x 5'6 (2.26m x 1.68m)

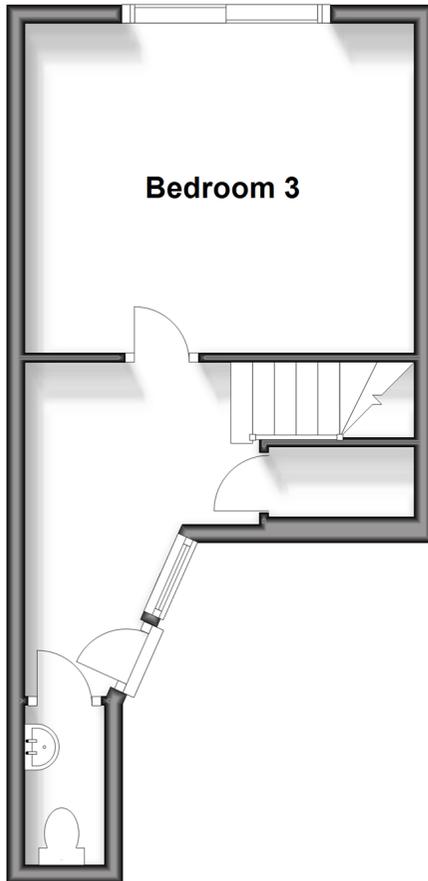
### OUTSIDE

Car port

Courtyard Garden

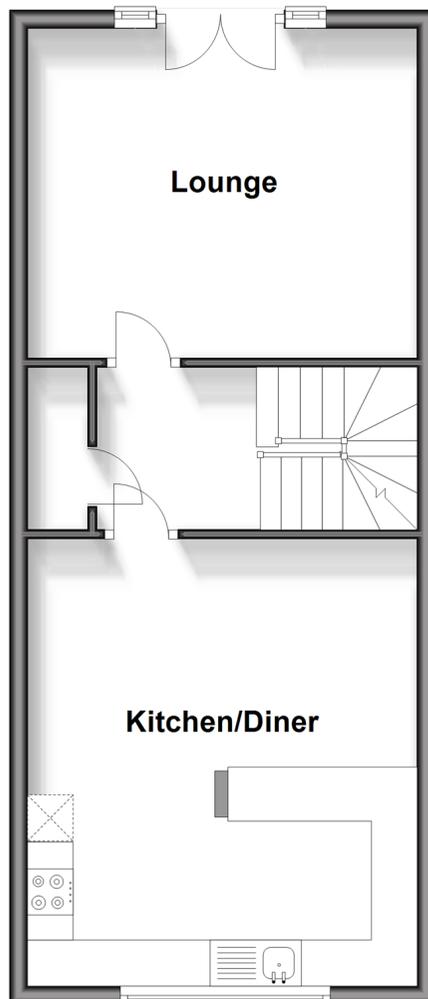
### Ground Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



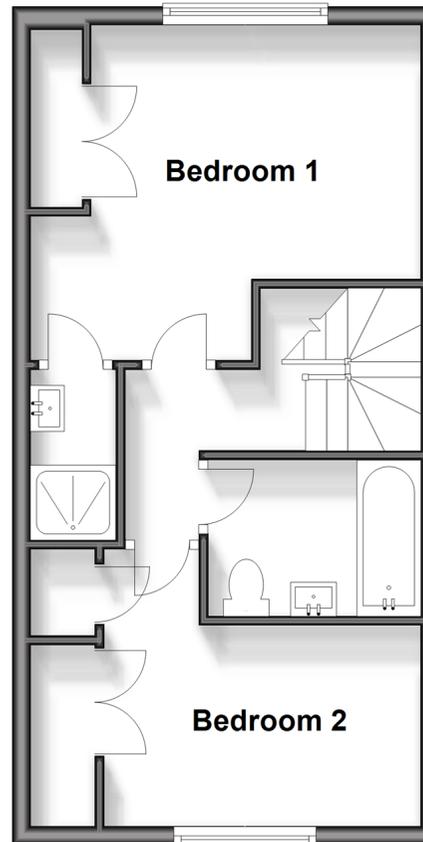
### First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



### Second Floor

Approx. 37.1 sq. metres (399.0 sq. feet)





## Main features

- Modern Town house on desirable private development with covered parking
- Sunny lounge with Juliet balcony overlooking the River Arun and pleasant views
- Low maintenance peaceful waterside courtyard garden ideal for alfresco dining
- Flexible accommodation with study potential
- Stones throw away from hustle & bustle of historic town centre



### Nearest Schools

Primary Schools: St Philip's Catholic Primary Arundel 0.2 miles, Arundel CofE Primary 0.6 miles  
Secondary Schools: St Philip Howard Catholic High School Barnham 6.5 miles, Bishop Luffa CofE Secondary School 6.5 miles



### Transport Information

Train Stations: Arundel 0.6 miles, Ford 1.8 miles, Littlehampton 3.0 miles



### Address

Tarrant Wharf, Arundel, West Sussex, BN18



### Directions

For directions to this property please contact us.



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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	C(71)	B(82)

23216268/20240509/RH/DW