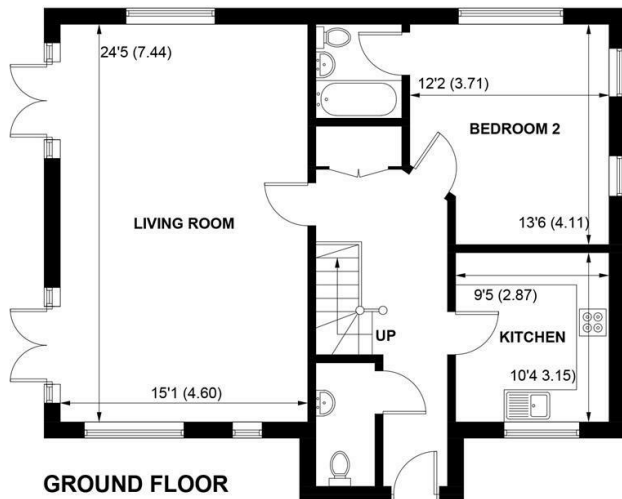




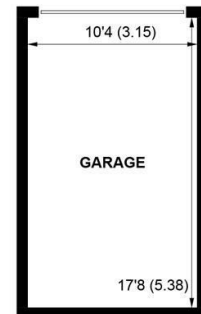
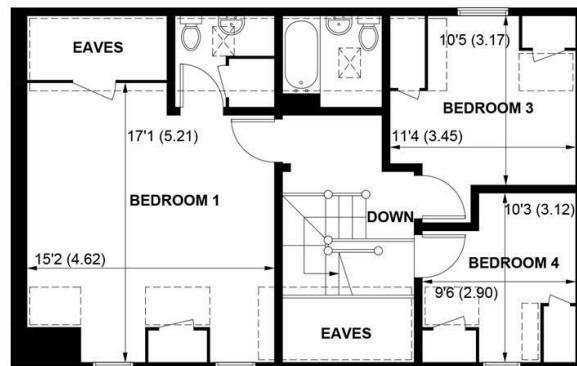
Sims Williams



WILLOWS, 44A TORTON HILL ROAD, ARUNDEL, WEST SUSSEX, BN18 9HL



 = REDUCED HEADROOM BELOW 1.5M / 5'0"



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1559 SQ FT / 144.8 SQ M
(INCLUDING EAVES)**

GARAGE = 183 SQ FT / 17.0 SQ M

TOTAL = 1742 SQ FT / 161.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

£2,750 PCM

WILLOWS, 44A, TORTON HILL ROAD,
ARUNDEL,
WEST SUSSEX, BN18 9HL

- Four Bedroom Detached House
- Large Triple Aspect Lounge
- Fitted Kitchen
- Ground Floor Bedroom with En Suite
- Master Bedroom with En Suite
- Family Bathroom
- Enclosed Rear Garden
- Garage & Ample Parking
- Five Week Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = F

Stunning property situated at the top of Torton Hill Road in quiet residential area with good access to schools.

Shared driveway leading to the property with ample parking and garage. The property comprises of a porch with ramp and stair access. Upon entering the property you are welcomed in to the hallway with access to kitchen, lounge, cloakroom and downstairs bedroom. Within the hallway is a large under stairs storage cupboard, the airing cupboard is also located within the hallway.

The kitchen (fitted 2023) is fitted with eye and base level cupboards, electric oven and gas hob. Space and plumbing for both washing machine and dishwasher and space for a fridge/freezer.

The lounge is a large room with triple aspect making for a large bright airy room with two sets of doors leading to the garden.

There is a ground floor bedroom which is a good sized double with an en suite bathroom. The bathroom comprises of a white suite with shower over bath. Ideally Suited for Dependent Relative or Guest Accommodation.

Upstairs the master bedroom is a double room with restricted head height in certain areas of the room. There are two built in cupboards which have further internal eaves storage cupboards. This bedroom has an en suite comprising of a white basin and W.C. alongside a single shower cubicle.

There are two further bedrooms and a family bathroom with white suite and shower over bath.

The property benefits from a single garage with power and light, gas central heating and double glazing throughout. The property is neutrally decorated throughout.

The rear garden is enclosed and benefits from access either side and paving surrounding the property. The paving to the side of the property would make an ideal evening courtyard. There is a lawn area with beds.

Pets considered.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

