



# SOUTHFIELDS

52 TORTON HILL ROAD | ARUNDEL | BN18 9HH

*SW*

Sims Williams

# SOUTHFIELDS

52 TORTON HILL ROAD, ARUNDEL, BN18 9HH

GUIDE PRICE £1,115,000 FREEHOLD

- Substantial Detached 4 Double Bed Family Home
- Renovated & Extended to a High Standard
- Spacious Kitchen/Dining/Family Room
- Wall of Bifold Doors to Terrace with views
- Sitting Room with newly installed Log Burner
- Principal Bedroom with Ensuite & Dressing Room
- 2nd Primary Suite with West Facing Balcony
- Large South West Facing Mature Garden
- Integral Garage & Off Road Parking

A substantial detached family house situated on a most sought-after road on the outskirts of Arundel. The property has been renovated and extended to a very high standard to provide spacious & flexible accommodation over 2,500 square foot, comprising a open plan kitchen/dining/living room, sitting room, office/play room, utility room, four bedrooms, 2 en suites and a family bathroom. Southfields is set back from the road with a large landscaped front garden with driveway parking, integral garage, solar power and 9kw battery. At the rear there is a substantial raised terrace and large South West facing garden.

The welcoming vaulted entrance hall with bespoke fitted cupboards, ground floor cloakroom and large utility room with space/plumbing for washer/dryer and back door access out to the garden.

The open plan kitchen/dining/family room has been fitted with a range of modern base and eye level units and a large central island with integrated appliances and wall of feature bifold doors opening to the raised terrace. The sitting room benefits from a large bay window over looking the garden and newly fitted log burner. There is also a large study/play room

On the first floor is the superb Principal Suit with fitted wardrobes and ensuite bathroom comprising of his & hers wash basin, shower over bath and WC. The 2nd Primary Suit has a fabulous west facing balcony and ensuite shower room. There are 2 further double bedrooms and a family bathroom.

Outside, is a large west facing garden which is mainly laid to lawn with terrace, mature trees and shrubbery creating generous amounts of privacy. To the front of the property is a landscaped front garden, gravel driveway and ample off road parking.



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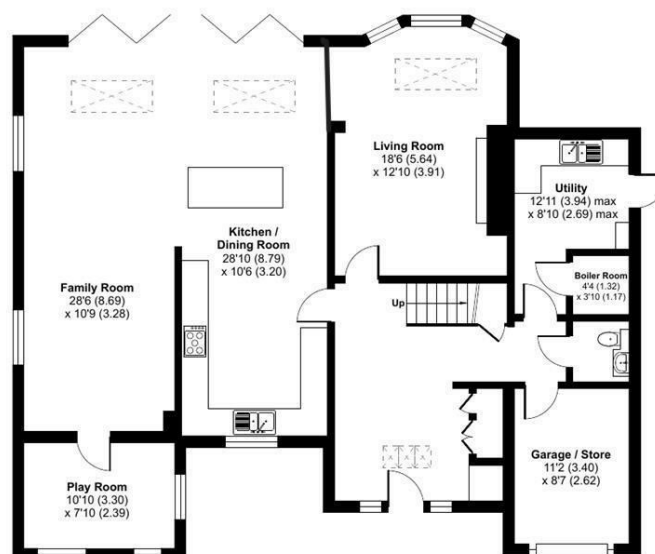
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EPC Band - Current - A Potential - A

Council Tax Band E

Upon leaving Arundel proceed southwards along Ford Road taking the first right into Torton Hill Road, follow the road round to the left and the property will be found on the right hand side.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 2472 sq ft / 229.6 sq m

Garage = 98 sq ft / 9.1 sq m

Total = 2570 sq ft / 238.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sims Williams. REF: 1224986



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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