THE MANSE

CHURCH STREET | ARUNDEL | BN18 9ND

Sw
Sims Williams

THE MANSE, CHURCH STREET, ARUNDEL, BN18 9ND

GUIDE PRICE £1,100,000 FREEHOLD

- An Elegant Victorian Former Manse in The Heart of Amberley
- Fabulous Far Reaching Countryside Views
- Contemporary Fitted Kitchen with Electric AGA
- Elegant Living Room with Limestone Fireplace & Wood-burning Stove
- Principal Bedroom with Walk in Wardrobe
- Two Further Double Bedrooms
- Striking Moorish Windows, Slate Flooring & Cellar
- Located within The South Downs National Park
- Beautifully Landscaped Gardens

A Grade II Listed distinguished former Manse of exceptional character, believed to date from the 1860s and originally associated with Amberley Congregational Chapel. The property retains a wealth of architectural interest, including striking Moorish windows reputedly sourced from the west front of Brighton's Royal Pavilion, Slate flooring and limestone fireplace.

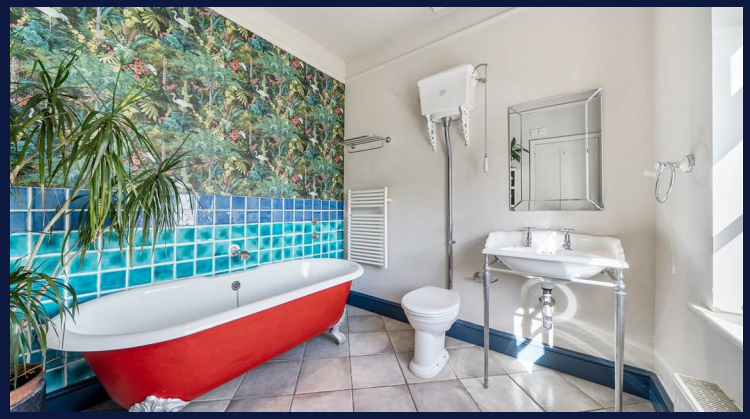
Beautifully enhanced over the years, the house combines period elegance with thoughtful contemporary improvements, including a superb timber orangery overlooking the gardens and an energy-efficient air source heat pump.

The accommodation is both stylish and versatile, centred around an impressive entrance hall with slate flooring featuring. The living room features a limestone fireplace with wood-burning stove and underfloor heating, while the contemporary kitchen/breakfast room is fitted with granite worktops, a two-oven electric Aga, underfloor heating and integrated appliances, opening seamlessly into the orangery and gardens beyond. Additional ground floor accommodation includes a study/bedroom four, a shower room and access to the cellar where there is plumbing for a washing machine.

On the first floor, the principal bedroom enjoys far-reaching views towards the South Downs and benefits from a dressing room. There are two further bedrooms and a beautifully appointed Victorian-style family bathroom.

The landscaped gardens are a particular feature, with brick paved terraces, ornamental pond, established flower and shrub borders and fruit trees. The elevated rear garden enjoys outstanding views across the surrounding countryside towards the South Downs.

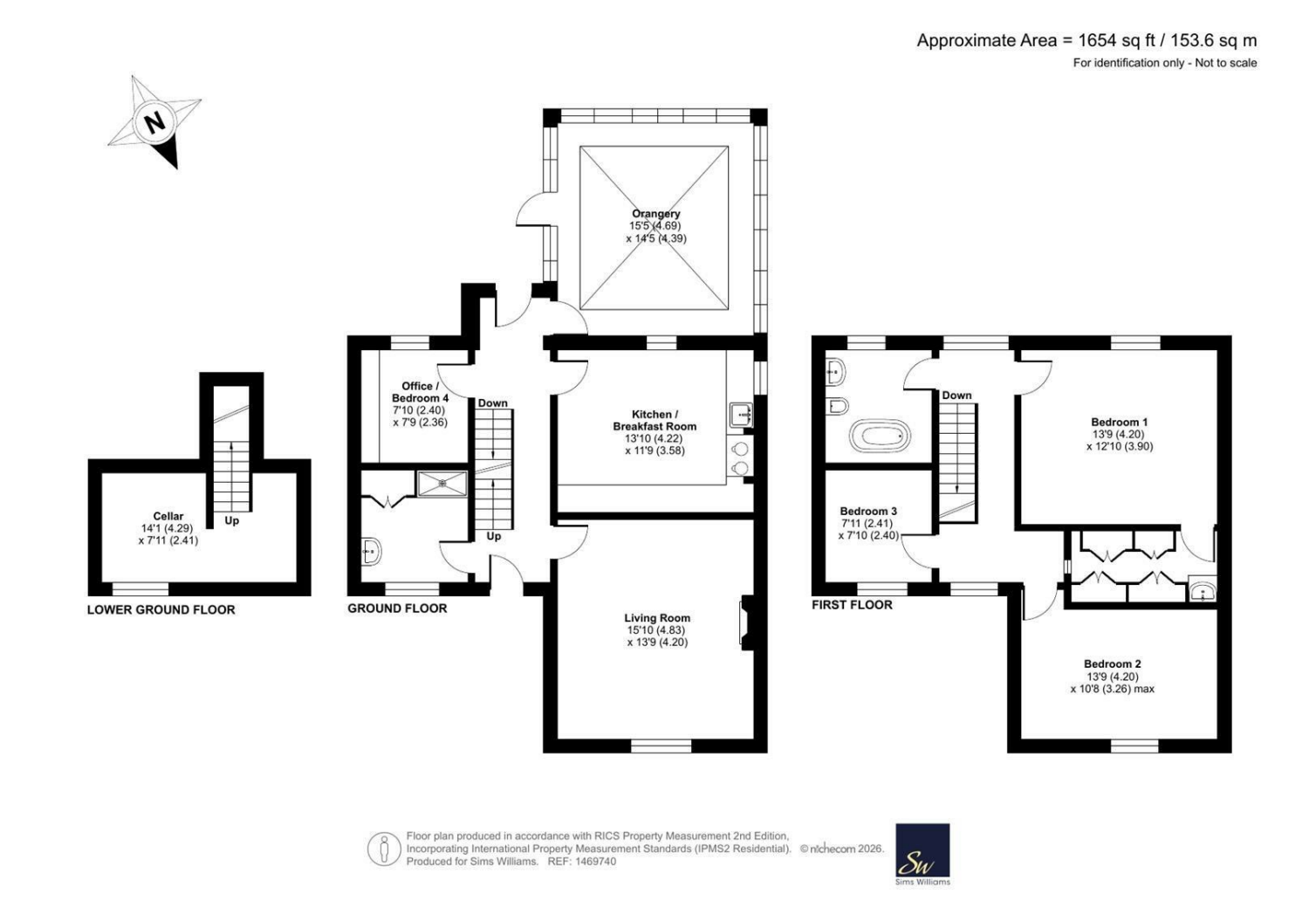
ARTS
FLORENCE



Grade II Listed

Council Tax Band F

From Arundel, head along the A284 towards Whiteways Lodge roundabout. At the roundabout, take the third exit onto the B2139 (sign posted to Amberley and Storrington) follow the road and take the left turn onto School Road then left onto Church Street. The Manse can be found on the left 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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