



5 TORTON HILL ROAD

ARUNDEL | BN18 9HF

Sw
Sims Williams

5, TORTON HILL ROAD, ARUNDEL, BN18 9HF

GUIDE PRICE £1,150,000 FREEHOLD

- Substantial Family House
- Renovated & Extended Throughout
- Dual Aspect Sitting Room
- Spacious Kitchen/Breakfast/Family Room
- Utility Room
- Principle Bedroom with Ensuite & Dressing Room
- Further Five Double Bedrooms
- Large Rear Mature Garden
- Ample Off Road Parking

A substantial detached modern family home situated in a sought after location in a leafy road in Arundel. The property has been renovated and extended recently to provide spacious & flexible accommodation comprising open plan living, six bedrooms, large mature garden and ample off road parking.

The welcoming entrance hall with useful ground floor cloakroom and utility room with access to all principal rooms. The dual aspect sitting room benefits from from engineered oak herringbone flooring and generous amounts of natural light.

The superb kitchen/breakfast room is fitted with a range of modern units and a large central island with integrated appliances and features underfloor heating, limestone flooring and bifold doors with views out to the garden.

On the first floor is the principle bedroom suite comprising of a dressing room and ensuite bathroom fitted with a bath, walk in shower, hand wash basin and WC. There are a further three double bedrooms all benefitting from built in wardrobes.

On the second floor there are a further 2 doubles bedrooms, one benefitting from ensuite shower room and walk in wardrobe.

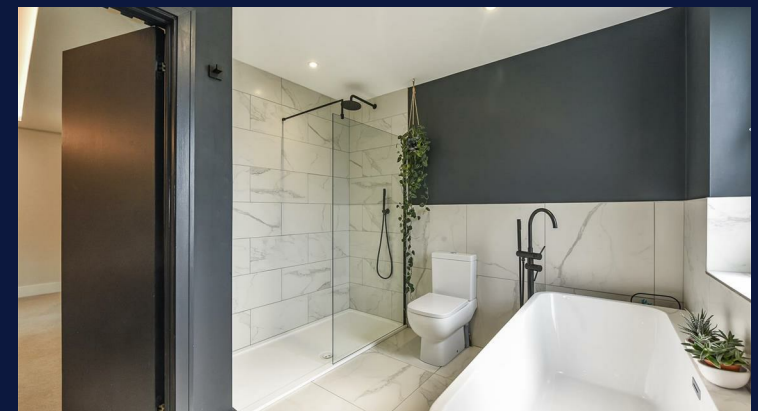
Outside, is the large south facing garden which is mainly laid to lawn with terrace, mature trees and shrubs and putting green. To the front of the property is a gravel driveway with ample off road parking.













EPC Band - Current - C Potential - B

Council Tax Band E

Upon leaving Arundel proceed southwards along Ford Road taking the 1st right into Torton Hill Road and the property can be found on your 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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