

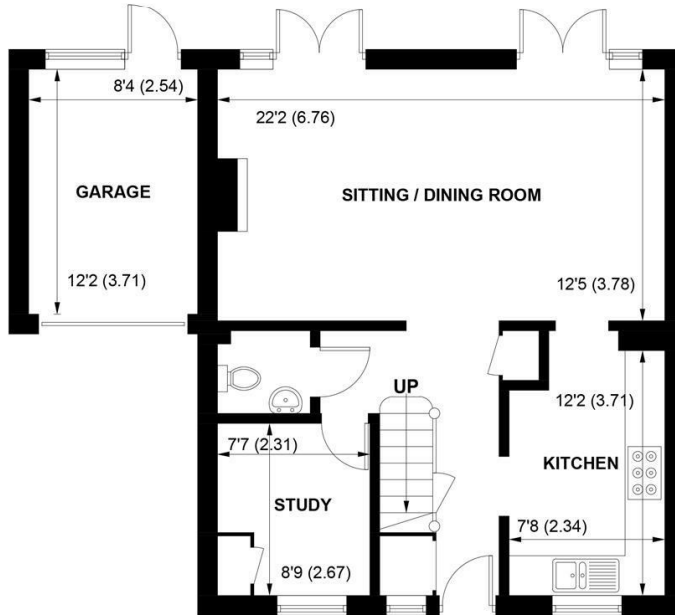
The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive font.

Sims Williams



3, TORTON HILL PLACE, TORTON HILL ROAD, ARUNDEL, WEST SUSSEX, BN18 9GA





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1161 SQ FT / 107.9 SQ M

GARAGE = 103 SQ FT / 9.6 SQ M

TOTAL = 1264 SQ FT / 117.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

£587,750 Freehold

3, TORTON HILL PLACE,
TORTON HILL ROAD ARUNDEL,
WEST SUSSEX, BN18 9GA

- Link-Detached House
- Bright Sitting/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Two Single Bedrooms
- Family Bathroom & Ensuite Shower
- Southerly Rear Garden
- Driveway Parking
- Garage

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

A modern, neo Georgian style, four bedroom link detached property with garage, driveway parking and south west facing garden.

The accommodation is arranged over two floors with the ground floor hallway benefitting from an alcove for coats and boots, understairs storage, a ground floor cloak room and study.

The bright open-plan sitting and dining room has a fireplace with open fire and two sets of French doors to the rear garden.

The kitchen has access directly from the dining room and hallway and is fitted with a range of units and drawers, worktop with 1 ½ bowl sink unit and drainer, range style cooker with space and plumbing for washing machine and fridge-freezer.

To the first floor is the master bedroom benefitting from an ensuite shower room and fitted wardrobe. There is a further double bedroom with wardrobe space and two further generous single bedrooms. There is an airing cupboard and access to the loft.

The family bathroom is half tiled and fitted with a white suite comprising bath with shower over, sink & WC. There is also a Velux window to ensure lots of natural light.

Outside rear southerly garden is mainly laid to lawn with an area of paved terrace. To the front is a further lawned garden with driveway parking for 2/3 cars and access to the garage. The garage with up and over door has power, light and a door to the rear garden.

Directions

Upon leaving Arundel proceed southwards along Ford Road taking the 1st right into Torton Hill Road. Torton Hill Place will be found on the left hand side.

Disclaimer

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.



