



# 39 TORTON HILL ROAD

ARUNDEL | BN18 9HF



- Detached Family Home in Elevated Position
- Landscaped Garden with Mature Architectural Planting
- Open Plan Kitchen/Dining Room
- Open Plan Living Room with Open Fireplace
- Play Room/Office
- Master Bedroom with Dressing Area & Ensuite
- Three Further Spacious Bedrooms
- Secluded Garden Studio
- Driveway, Parking & Garage
- Further Potential to Add Value

A substantial detached family home, the property is located in a sought-after location in an elevated position on the outskirts of Arundel, the property offers four bedrooms, open plan living and a generous size rear garden.

The ground floor comprises entrance hall with coat cupboard, under stairs storage and cloakroom with WC & Wash basin. Leading through is the triple aspect sitting room and through to the kitchen/dining room featuring underfloor heating and two sets of double doors leading to the garden and a fireplace.

The modern kitchen is fitted with a range of units with integrated appliances including dishwasher, oven and hob and space for an American style fridge-freezer. There is a large central island with hob and breakfast bar.

The remainder of the ground floor consists of an additional reception room which could be used as an office/playroom, there is also side access.

On the first floor are three double bedrooms with the Primary Bedroom benefitting from a dressing area with built-in wardrobes and a stylish ensuite shower room. There is a large single bedroom/study, together with a large family bathroom fitted with a bath, separate shower, hand wash basin & WC.

Outside, the mature rear gardens are beautifully planted and enjoy a paved terrace, a separate sunken seating area, a potting shed and storage. There are further hidden areas with shingled path leading to a wonderful timber-built studio with power. To the front is a single garage and driveway allowing ample of off-road parking.













EPC Band - Current - D Potential - C

Council Tax Band F

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 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.