



TORTON HOUSE

TORTON HILL ROAD | ARUNDEL | BN18 9HF

SW

Sims Williams

TORTON HOUSE

31, TORTON HILL ROAD, ARUNDEL, BN18 9HF

OFFERS IN EXCESS OF £1,450,000 FREEHOLD

- Substantial Detached Family House
- Bespoke Neptune Fitted Kitchen
- Games/Bar & Cinema Room
- Principal Suite with Juliette Balcony
- 5 Further Double Bedrooms
- Family Fitted Shower Room
- Shepherd's Hut & Outdoor Kitchen
- South Facing Landscaped Garden
- Double Garage & Driveway Parking

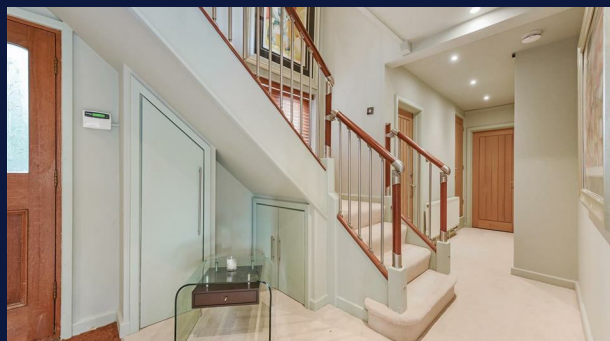
This is a beautifully presented, substantial detached family home located in a sought-after, tree-lined road in Arundel. Offering around 3,689 square feet of flexible and spacious accommodation, the property is ideal for those who enjoy entertaining, featuring bespoke design elements and a host of unique rooms.

On the ground floor, the open-plan kitchen/sitting/dining room boasts a large bay window with built-in banquette seating, providing a peaceful view across the garden. The bespoke Neptune kitchen is fully equipped with cream-fronted base units, integrated appliances, and a freestanding range cooker. A spacious central island adds both additional storage and seating. Adjacent to the kitchen is a versatile bar/games room, with a ground-floor shower room and French doors opening to the covered outdoor kitchen and dining area. This floor also offers a cloakroom, utility room, storage cupboards, and a double bedroom.

To the first floor, the principal suite includes fitted wardrobes, a Juliette balcony, and an ensuite bathroom with a separate WC. There is also a guest suite, three further double bedrooms, a family shower room, and a cinema room, perfect for family entertainment.

Outside, the south-facing landscaped garden is a standout feature, with multiple terraces for entertaining. These include an outdoor covered kitchen and dining area, a fabulous shepherd's hut with a central fireplace, and a summer house. The property also has a double garage and ample driveway parking at the front.

In summary, this property offers a perfect balance of luxurious living spaces and outdoor entertaining areas, making it ideal for modern family life.



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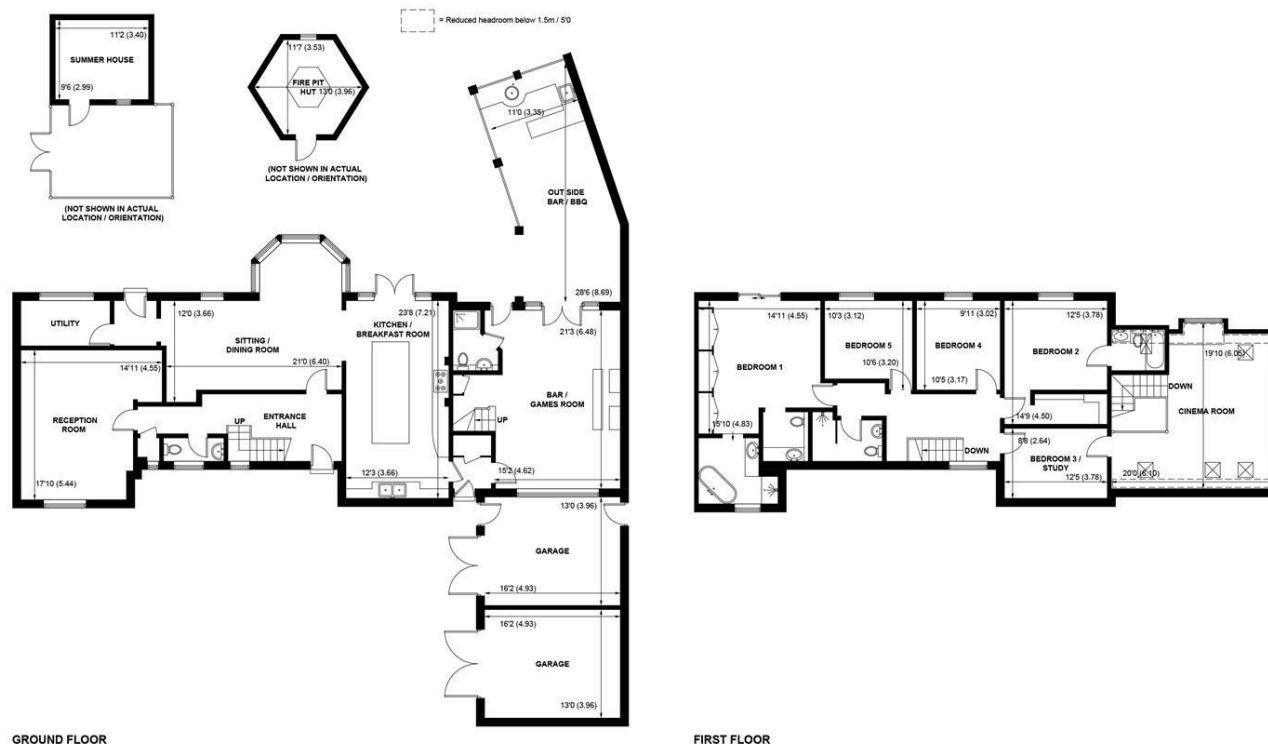
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EPC Band - Current - C Potential - C

Council Tax Band G

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.



APPROXIMATE GROSS INTERNAL AREA = 3037 SQ FT / 282.2 SQ M

(EXCLUDING OUTSIDE BAR / BBQ)

GARAGE & OUTBUILDINGS = 652 SQ FT / 60.6 SQ M

AREA = 3689 SQ FT / 342.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

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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