



THE COTTAGE

37 TORTON HILL ROAD | ARUNDEL | BN18 9HF



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37 TORTON HILL ROAD, ARUNDEL, BN18 9HF

OFFERS IN EXCESS OF £900,000 FREEHOLD

- Substantial Detached Family Home
- In Need of Refurbishment
- Triple Aspect Living Room
- Fitted Kitchen/Breakfast Room
- 4 Double Bedrooms
- Far Reaching Views to Arundel
- Large Mature Gardens
- Garage & Driveway Parking
- No Onward Chain

A substantial detached family home requiring modernisation, situated in the highly regarded Torton Hill Road overlooking Arun Valley, on the outskirts of the ancient market town of Arundel. Set well back from the road, the property offers spacious and flexible accommodation, including four double bedrooms, extensive mature gardens, a garage, and driveway parking.

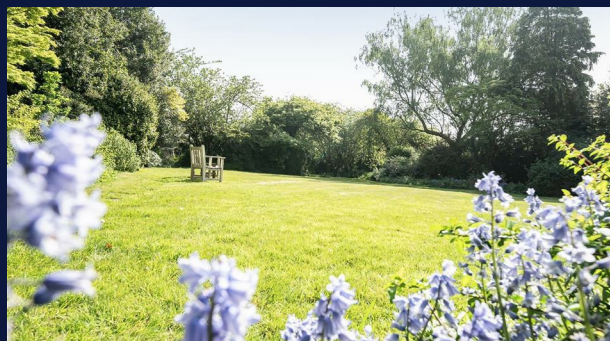
Upon entering, you are welcomed into a generous hallway providing access to all principal rooms, a useful storage cupboard, and a ground floor shower room. The triple-aspect sitting room enjoys an abundance of natural light and pleasant views over the garden. There is an additional reception room and a conservatory with sliding doors leading out to the garden.

The kitchen/breakfast room is fitted with a range of units and offers space for appliances, as well as room for a breakfast table and chairs, with a side door giving access to the garden.

On the first floor there are three double bedrooms, each with views over the garden and fitted wardrobes. The family bathroom comprises a bath, hand basin, and WC.

The second floor hosts a further double bedroom, benefitting from generous eaves storage and exceptional far-reaching views towards Arundel Castle and the Cathedral.

Externally, the property boasts a large garden with mature planting, established shrubs, a raised terrace, and trees providing a sense of privacy. A garage and driveway provide off-road parking. The property is offered for sale with no onward chain.



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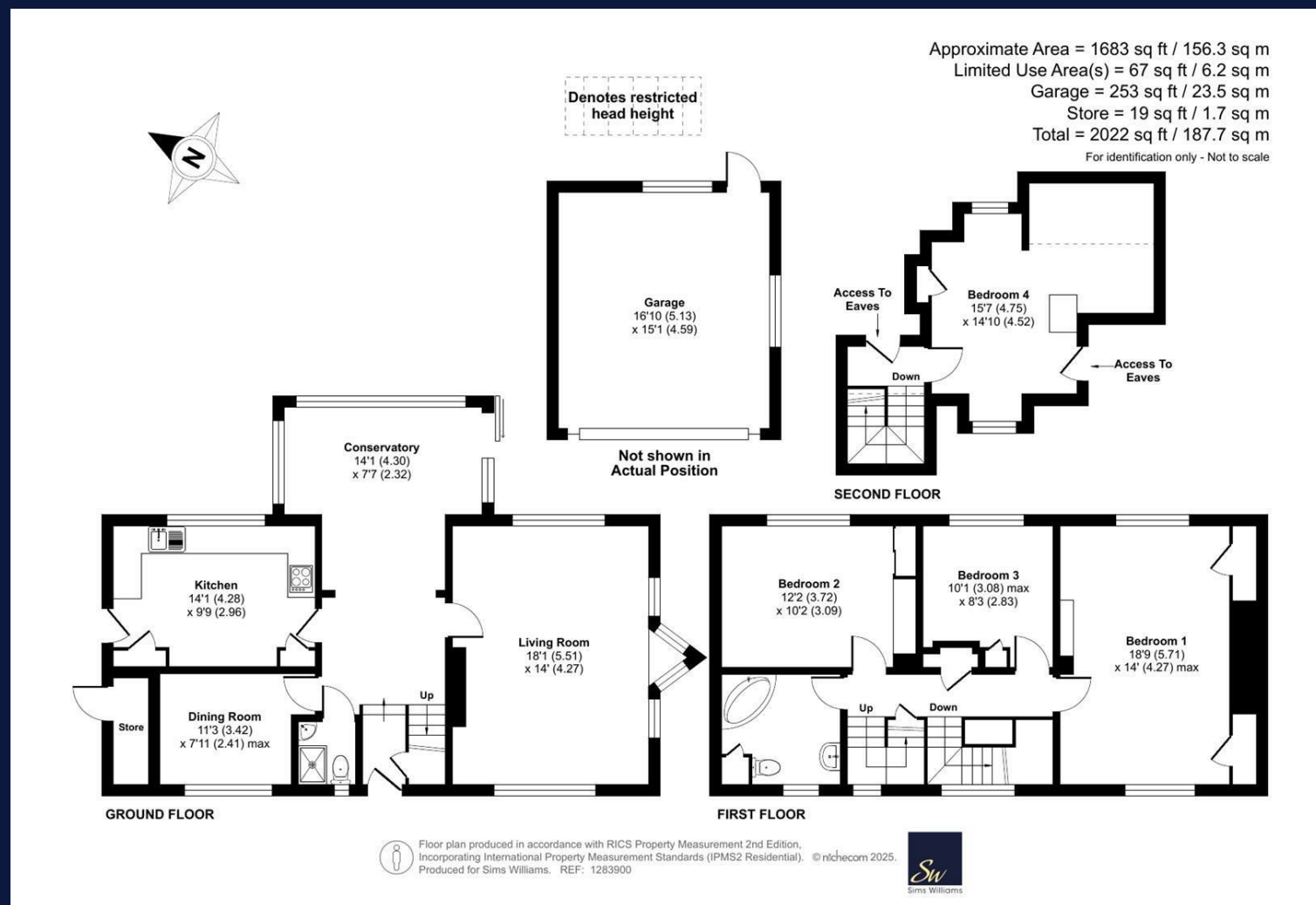
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EPC Band - Current - E Potential - C

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.

8a High Street
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