



ALLIUM HOUSE

TORTON HILL ROAD | ARUNDEL | BN18 9HF

SW

Sims Williams

ALLIUM HOUSE

43, TORTON HILL ROAD, ARUNDEL, BN18 9HF

GUIDE PRICE £1,100,000 FREEHOLD

- Substantial Detached Family Home
- Located in Elevated Position
- Open Plan Kitchen/Living/Dining Room
- Separate Living Room with Log Burner
- Principal Bedroom with Ensuite
- Further Three Double Bedrooms
- Modern Family Bathroom
- Beautifully Landscaped Gardens
- Garage & Driveway Parking

A substantial and beautifully presented detached family home, located on one of the most sought-after roads on the outskirts of Arundel. Recently refurbished throughout, the property offers generous and versatile living space, including four bedrooms, a landscaped garden, garage, and driveway parking.

Upon arrival, you are welcomed into an inner porch leading into a spacious entrance hall, which provides access to all principal rooms. The heart of the home is a superb open-plan kitchen, living, and dining area featuring two sets of double doors opening onto the garden terrace. The kitchen is fitted with a range of contemporary base and eye-level units, along with integrated appliances including a fridge/freezer, twin ovens, induction hob, and dishwasher.

Adjoining the kitchen is a practical utility room with space and plumbing for a washing machine and tumble dryer, as well as additional storage. There is also a separate sitting room with a log burner, and a versatile ground-floor bedroom or study with an en-suite shower room and WC.

Upstairs, the principal bedroom suite enjoys a Juliet balcony overlooking the garden, and a stylish en-suite shower room. There are two further well-proportioned double bedrooms both with fitted wardrobes and a fully fitted family bathroom.

Outside, the garden has been thoughtfully landscaped to include raised beds, mature planting, fruit trees and a large raised terrace ideal for entertaining, and a further secluded garden terrace.



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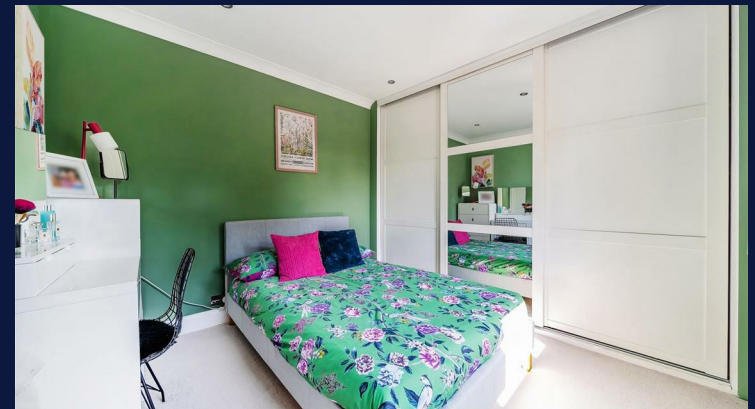
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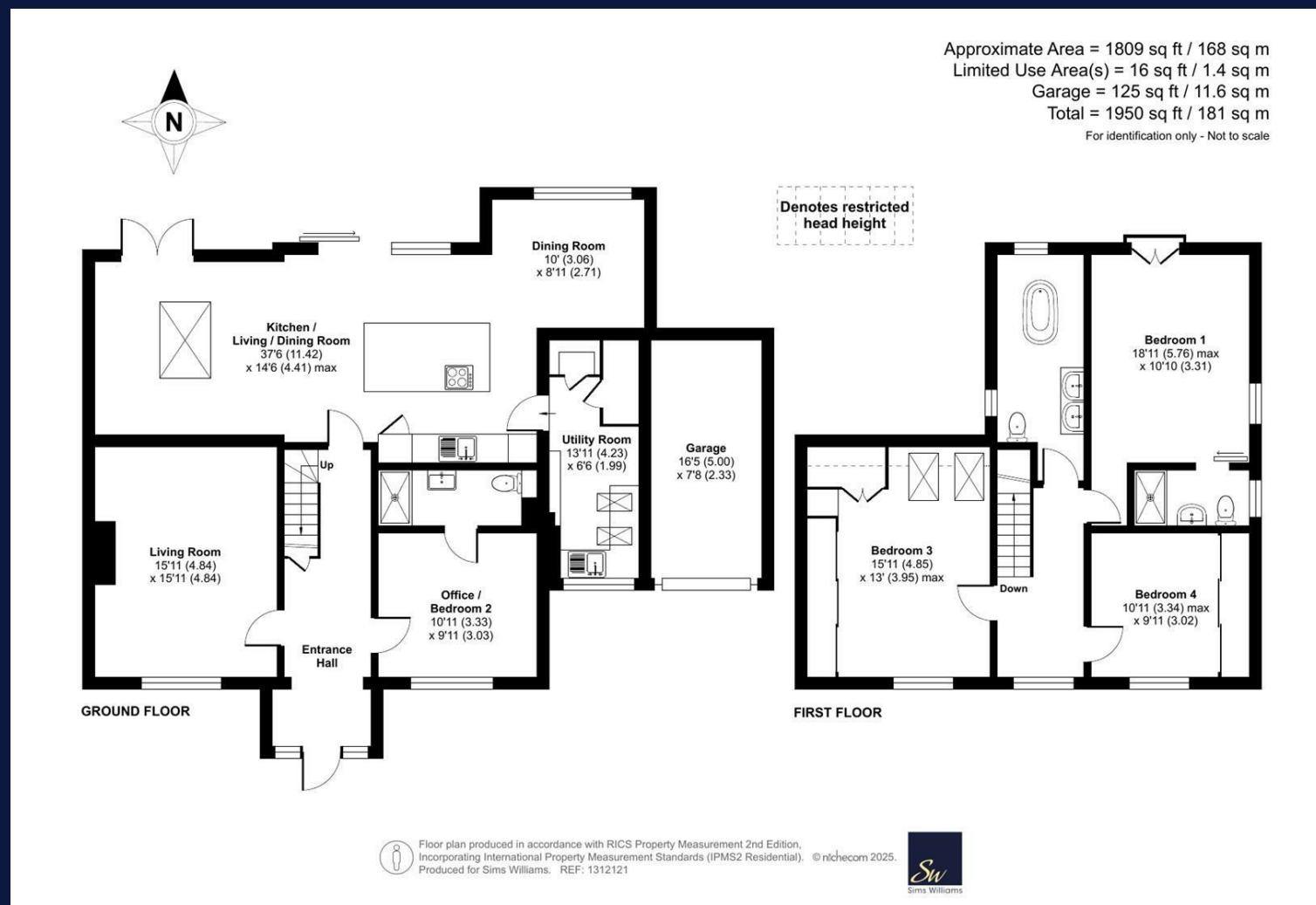
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EPC Band - Current - D Potential - C

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.

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