

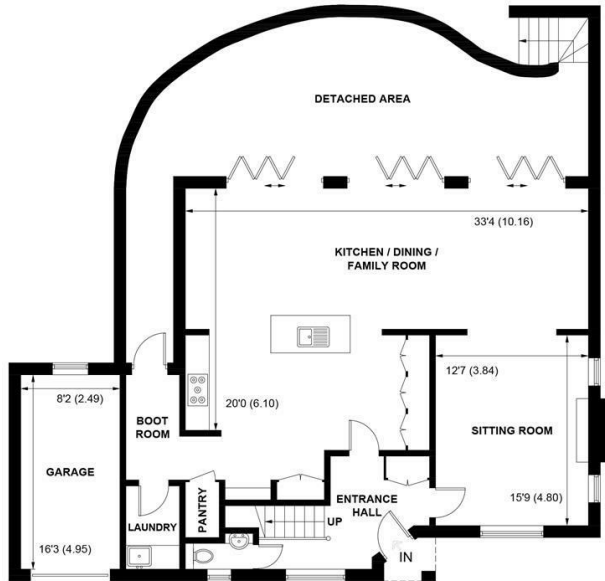
SW

South West

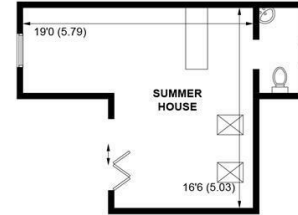


29 TORTON HILL ROAD, ARUNDEL, WEST SUSSEX, BN18 9HF





GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1898 SQ FT / 176.3 SQ M

GARAGE / SUMMER HOUSE = 402 SQ FT / 37.4 SQ M

APPROXIMATE GROSS INTERNAL AREA = 2300 SQ FT / 213.7 SQ M

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

£3,500 PCM

29, TORTON HILL ROAD,
ARUNDEL,
WEST SUSSEX, BN18 9HF

- Four Bedroom Detached House
- Open Plan Kitchen & Living Area
- Triple Aspect Bedroom With En Suite
- Spacious Family Bathroom
- Impressive Studio/Summer House
- South Facing Terrace & Gardens
- Stunning Castle & Cathedral Views
- Garage & 'In' & 'Out' Driveway
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = F

Situated in an elevated position in one of Arundel's premier locations being easily accessible to schools, shops and public transport including Arundel mainline station.

Upon entering the property you are welcomed in to the large hallway with access to all rooms and stairs to the first floor. Within the hallway is a storage cupboard and the cloakroom comprising of a white suite with vanity style sink.

The Neptune Kitchen is stunning, comprising island to the centre with butler style sink, Range style cooker with 6 ring gas hob, double oven and extractor over. Large pantry cupboard to the rear as well as access to the boot room and laundry room.

The living area is a large bright room with vaulted ceiling and bifold doors the full length of the property leading to the curved decked area overlooking the gardens. There is a cosy lounge area with ornate fireplace.

The spacious first floor landing has doors to the triple aspect master bedroom, triple aspect guest bedroom with en-suite shower room, another double bedroom and a further bedroom which is currently used as a dressing room. The family bathroom has a freestanding bath tub, vanity style sink, w.c. and a separate shower cubicle. There is also an airing cupboard and access to the loft via a pull down ladder.

To the front of the property there is driveway with ample parking for 4-5 cars and access to the garage with gates at either side of the property to access the rear garden.

The rear garden is a superb feature of the property and boasts a south facing paved terrace, large lawn with shrub borders and outdoor lighting. There is a further secret garden with a large summer house with tri folding doors, covered porch and shingled dining area which benefits from stunning views of Arundel Castle, Cathedral and the surrounding countryside. The summer house is bright and airy, fully insulated and fitted with underfloor heating. It is installed with electrics and lighting. It also has a banquet seating area for dining, breakfast bar, built in bed and shower room. The summer house will remain furnished.

Pets may be considered.

A gardener will be included to maintain hedges and shrubs within the rental. Tenants are responsible for maintaining and mowing the lawns. The Gardener can undertake this task at a cost to the tenants by private arrangement.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

