



THE CHANTRY

TOWER HOUSE GARDENS | ARUNDEL | BN18 9RU

Sw

Sims Williams

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4, TOWER HOUSE GARDENS, ARUNDEL, BN18 9RU

PRICE GUIDE £1,000,000 FREEHOLD

- Neil Holland Designed Detached House
- Elevated Central Arundel Position
- Double Aspect Sitting Room & Separate Dining
- 2 Primary Bedrooms with En Suites
- 2 Further double Bedrooms & Family Bathroom
- Views of The Cathedral & to the Coast
- Private Mature Gardens with Fruit Trees
- South Facing Aspect
- Double Garage & Private Parking

A beautifully presented Neil Holland designed detached house, located in an elevated position overlooking the historic old town of Arundel benefitting from far reaching views, south facing garden, double garage & private parking.

The ground floor comprises a hallway with convenient cloakroom and storage cupboards, through to a dual aspect sitting room with gas fireplace and doors to the garden. The dining room also benefits from two sets of French Doors out to the garden, adjacent to this is the kitchen.

The kitchen is fitted with a range of eye and base level units with integrated appliances including dishwasher, fridge/freezer, washing machine, oven and gas hob. There is also side door access to the front garden.

To the first floor there is the principal suite benefitting from fitted wardrobes, ensuite shower room and far reaching views. There are a further two double bedrooms and a family bathroom comprising a bath, separate shower, wash basin and WC.

Located on the second floor is a further principal suite with modern shower room, fitted wardrobes and views to the cathedral.

Outside is a secluded garden with mature shrubbery and trees creating generous amounts of privacy. There are steps leading down to an additional lawned area with fruit trees, kitchen garden and on to the double garage and private parking.



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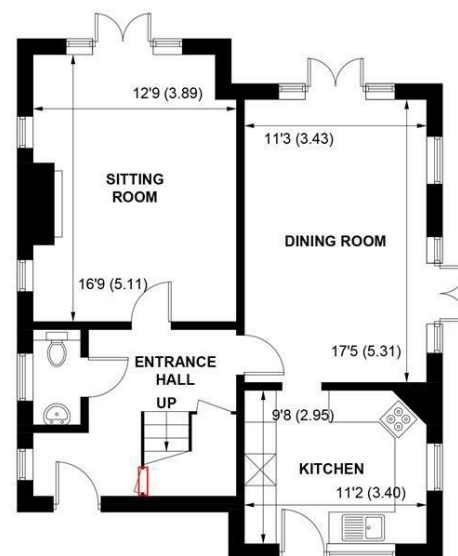
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EPC Band - Current - D Potential - C

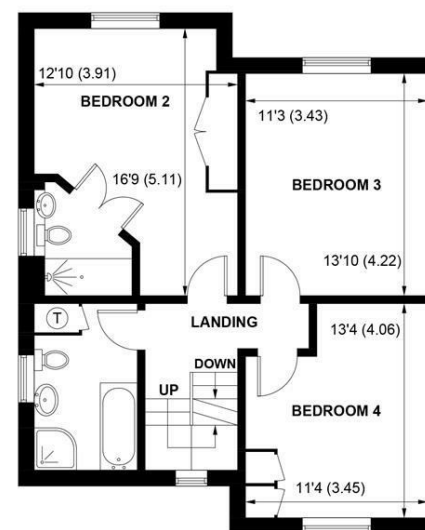
Council Tax Band G

Upon leaving our office at 8a High Street, proceed up the High Street, continue northwards along London Road, turning left into Tower House Gardens and the property can be found on the right hand side.

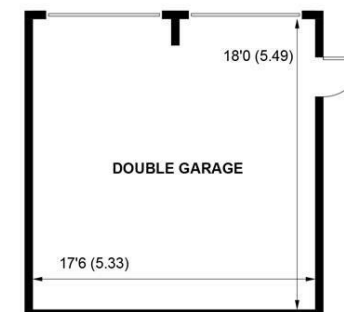
 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1698 SQ FT / 157.8 SQ M

DOUBLE GARAGE = 316 SQ FT / 29.4 SQ M

TOTAL = 2014 SQ FT / 187.2 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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