



35a Torton Hill Road
Arundel, West Sussex, BN18 9HF

35a Torton Hill Road

Brought to the open market for the very first time since new, is this exceptional mid-century detached home. Located on a stunning corner plot and set well back in its grounds, this handsome home offers considerable scope for remodelling and extending, subject to planning permission. Meticulously maintained through the years with accommodation comprising of a large reception hall, formal sitting and dining room, kitchen/breakfast room, utility room, three double bedrooms, carport and attached garage, separate garage and stunning South West facing gardens.

Freehold · 3 double bedrooms · 2 bathrooms · 3 reception rooms · 2 garages · Gardens on all sides

Description

A handsome spacious detached home located in one of Arundel's most highly sought after locations. The approach is via Torton Hill Road, to a discreet private gated driveway leading to a large parking area and garaging.

This spacious home benefits from generous sized rooms arranged over two floors, offering a degree of versatility.

The ground floor accommodation comprises a centrally located entrance hall with stairs rising to the first floor and doors giving access to a formal dining room, sitting room and large kitchen/breakfast room. All of these principal rooms enjoy views over the stunning park like gardens to the rear.

The remainder of the ground floor is made up of a cloakroom and utility room, which leads out to the covered parking area and attached garage.

There are three large bedrooms located on the first floor with a family bathroom and vast en-suite to the master bedroom. Of particular note is the master bedroom, which enjoys elevated tree lined vistas.



The gardens are a particular feature of the house, occupying a large South West facing corner plot, the house sits well back in the grounds with gardens on all sides. To the rear is an additional entrance and separate detached garage. Stretching across the back of the house is a large patio area, which drops down to the lawns with matures trees and herbaceous borders lining the boundary.

Location

The Cathedral town of Arundel with its impressive Norman castle sits on the boundary of the South Downs National Park.

Consistently considered as one of the finest towns in the country and made famous internationally for its antique dealerships. Once a thriving fishing town, the public houses and fisherman's cottages have made way for traditional tearooms, boutiques and an eclectic mix of independent restaurants.

Now well known for its numerous festivals throughout the year including the Art trail, Food Festival and Arundel by Candlelight. There is a wide choice of sporting and recreational activities in the surrounding area including horse racing at both Goodwood and Fontwell park; Car Racing at Goodwood Motor Circuit famously hosting it's annual Festival of Speed and Revival meetings; polo at Cowdray park; glorious beaches at the Witterings; dinghy sailing from numerous clubs along the coast with substantial harbours and marinas at Chichester and Littlehampton for mooring larger yachts; numerous golf courses; walking and riding in the rich surrounding countryside.

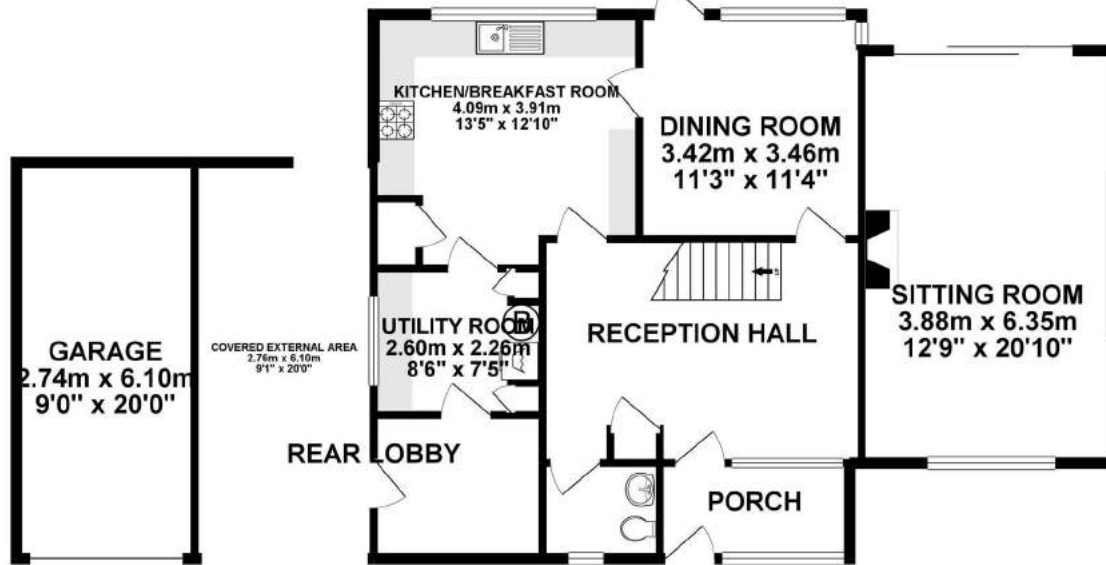




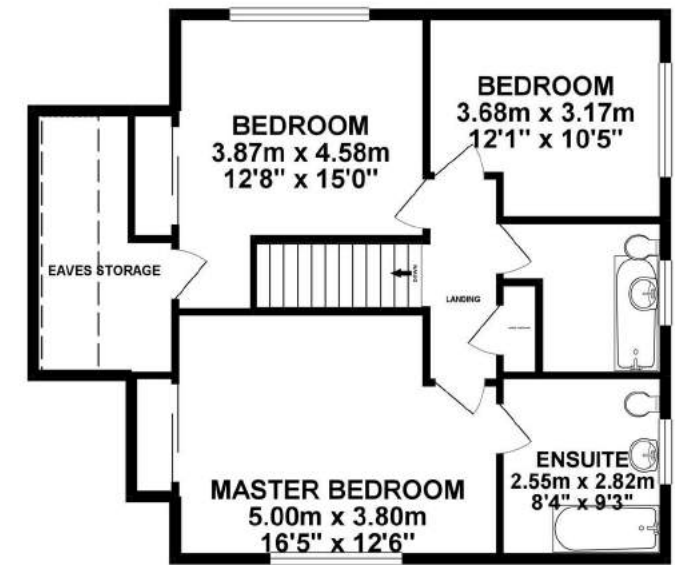




GROUND FLOOR 120.89 sq. m.
(1301.30 sq. ft.)



1ST FLOOR 73.42 sq. m.
(790.28 sq. ft.)



TOTAL FLOOR AREA : 194.31 sq. m. (2091.58 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band F

Reference

PEG - 35ator

Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



Pegasus Properties

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