

5 Bed Detached In Lyminster Road Arundel, Arundel, BN17 7QF £1,000,000





SHORT DESCRIPTION

Property Ref: 14596 DESCRIPTION; A rare opportunity to purchase this Exceptional Georgian Home, dating back to 1788. Superbly Presented with a wealth of charm and character, and many Original Features. The property is situated in the quiet hamlet of Lyminster and benefits from 5 Double bedrooms, 3 Bathrooms, Light and airy sitting room overlooking the super private walled garden with swimming pool. There is ample parking via gated driveway entrance, and detached garage. The Coach House also has considerable potential, with pre-planning permission for an Annex Conversion. ACCOMMODATION GROUND FLOOR; ENTRANCE PORCH; HALLWAY; Parquet Flooring DRAWING ROOM; 11' 11" x 13' 1" Feature fireplace, strip wooden flooring DINING ROOM; 13' 5" x 13' Feature fireplace, strip wooden flooring STUDY; 9' 11" x 9- 10" UTILITY; Plumbing for washing machine, storage and W/C. Access door to rear garden. FAMILY / SITTING ROOM; 29' 8" x 12' A very light and airy room with a log burner. and recently fitted double glazed windows and patio doors, overlooking the private walled garden. Laminated flooring. Entrance and stairs access to the Coach House Loft. BREAKFAST / KITCHEN ROOM. Pantry, and porch access to the side entrance. Tiled flooring. BASEMENT / CELLAR; 23' 3" x 14' 3" Power and light. This would make a fine wine cellar. FIRST FLOOR; Landing with access to all bedrooms; BEDROOM 1; 13' 9" x 13' 1" BEDROOM 2; 13' x 12' Feature fire places with Jack & Jill En-Suite. BEDROOM 3; 12' 3" x 9' 2" MASTER BATHROOM; Fully tiled. BEDROOM 4; 10' 6" x 9' 10" BEDROOM 5; 13' 10" x 7' 5" With En-suite and fitted wardrobes COACH HOUSE (Ground Floor) Entrance; (R Grant Vortex boiler newly fitted in 2023) Coach House; 14'10" x 10' 2" Coach House Stores; 12' x 9' 4" & 8' 2" x 5' 8" Coach House 1st Floor Loft; 14' 6" x 11' 11" & 24' 1" x 11' 7". (Pre-planning permission to convert the ground and first floor Coach House in to residential annex) EXTERNALLY; Super walled private south facing garden, with patio, swimming pool and outbuildings. On level plot. There is also an InfraRed Sauna which is negotiable as part of the sale. GARAGE; Power and Light Ground Floor; 22' 3" x 17' 6" First Floor; 22' 3" x 10' 0" GATED DRIVEWAY ENTRANCE; With parking for several vehicles. LOCATION; Just a five minute walk from the very friendly, and recently refurbished Six Bells Pub Only 2 miles south of the historic town of Arundel The south coastline is less than 3 miles. Littlehampton offers a good range of shops and services. Brighton is 22 miles to the east, and Chichester is around 20 miles to the west. TRANSPORT LINKS; The A27 and mainline rail links are available via Arundel or Littlehampton. The village also benefits considerably from the new Lyminster By-pass OTHER; Ground floor accommodation; 2,006 Sq Ft 1st Floor accommodation; 1,464 Sq Ft Basement Cellar, 315 Sq Ft Garage (Ground & 1st floor; 623 Sq Ft Plot Size 0.23 Acres Property Type: Detached Full selling price: £1000000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: G EPC rating: E Measurement: 2615.63 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Garage, Gated, Off street Heating Type: Oil Chain Sale or Chain Free:Chain free Possession of the property:Self-occupied ----- All Viewings By Appointment via the Agent....

5

Bed Room(s)

3

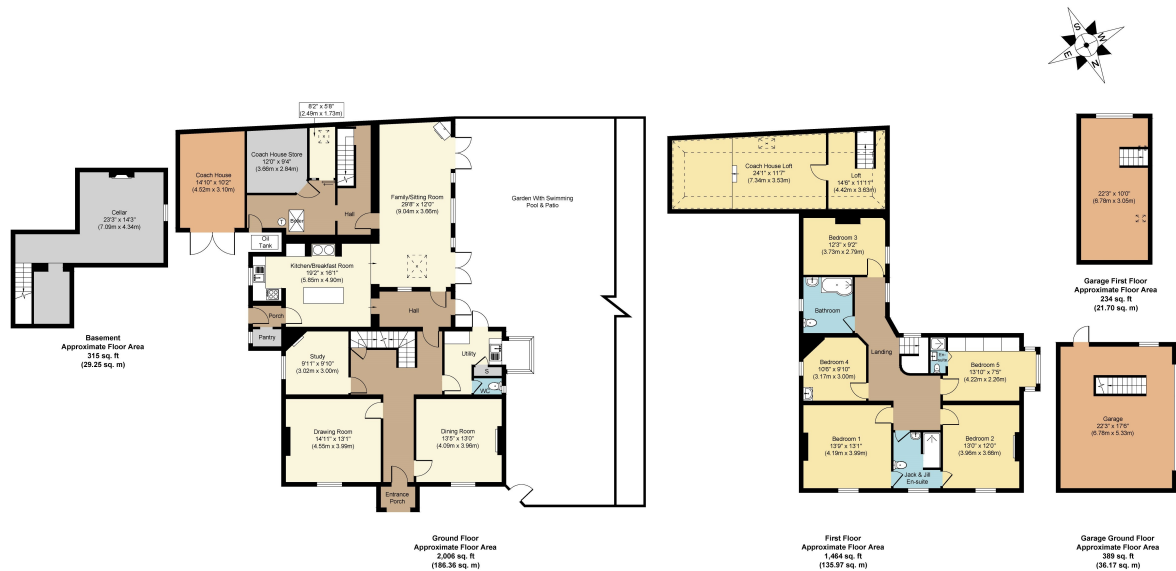
Bath Room(s)

3

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 243 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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