

Sefton House

Arundel, West Sussex





THE PROPERTY

5 Double Bedrooms
3 Bathrooms (2 en-suite)

Principal Bedroom with vaulted ceiling
with en-suite Bathroom and dressing room
Magnificent first floor landing with study area
Mezzanine second floor level
Entrance Lobby, Impressive Reception hall
Sitting room, Living room, Study
Kitchen/Breakfast room with Aga,
Dining room
Utility room, Cloakroom/WC
Lower Ground floor with Store room
and Office/Guest Bedroom 6

OUTSIDE

Enchanting private gardens with south west aspect
Garage and parking area for a number of vehicles
Beautiful well established gardens and grounds

In all, set in about 0.2 acres

Sefton House

71 High Street, Arundel, West Sussex BN18 9AR

A superbly appointed substantial grade II listed period house of immense charm and character comprising 5 double bedrooms, 3 bathrooms, lower ground floor guest bedroom 6 and beautiful tranquil gardens with a south westerly aspect, set in about 0.2 acres, in a prime town centre location, opposite Arundel Castle.



THE PROPERTY

Sefton House is an exceptional grade II listed period house of immense charm and character dating from the Tudor era with Georgian and Victorian additions. The property is beautifully presented with many original features preserved including: period fireplaces, exposed timbers and charming latticework to many of the windows. The traditional style kitchen has a 4 oven Aga with gas hob, a range of units and central island. The impressive reception hall has a lovely view through to the rear garden. Upon entering the house there is a lobby and impressive reception hall with doors leading to a dual aspect sitting room with a fireplace, a separate dual aspect living room with a fireplace, a large study and there is a large utility room and cloakroom/wc. A staircase leads to the lower ground floor with a spacious hall, a large store room and guest bedroom 6/office with a window. From the reception hall a staircase rises to the spectacular landing/study area with doors leading to five double bedrooms and three bathrooms (two en-suite). A ladder leads up to the mezzanine floor used for an occasional sleeping area.















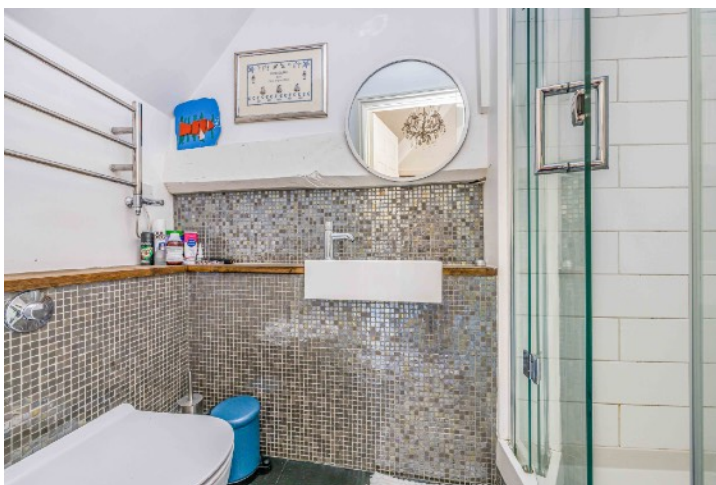
ARUNDEL

Sefton House occupies a wonderful elevated position opposite the magnificent Arundel Castle, in the heart of the historic town. Arundel is renowned for its incredible Castle and beautiful Cathedral, in addition to its Georgian architecture and variety of antique shops. There are a wide choice of restaurants and cafe's with everyday shopping facilities, independent shops, galleries and museums. The River Arun winds its way through the town and leads to the edge of Bury and through nearby Amberley Village which has a nature reserve Amberley Wild Brooks and Amberley Castle Country Hotel. The surrounding countryside of The South Downs National Park has many miles of foot and bridle paths and sailing amenities at Chichester Harbour and at Littlehampton. Further places of interest include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Fishbourne Roman Palace, Stansted Park House, Petworth House and Goodwood House, Amberley Museum & Heritage Centre and the Arundel Wildfowl and Wetland Centre.

CHICHESTER

The City was founded by the Romans during the first century AD and has a comprehensive shopping centre accessed through level pedestrianised areas leading to the beautiful ancient Chichester Cathedral founded during 1075. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: The award winning Pallant House Gallery and Chichester Festival Theatre. There are a number of schools between Chichester and Arundel including: Dorset House School, Great Ballard, Slindon College, Westbourne House, University of Chichester, Bishop Luffa, Oakwood, Prebendal, and the notable public school at Seaford College.





GARDENS & GROUNDS

Sefton House is set in a prominent position with delightful private gardens and grounds, which have been beautifully designed and thoughtfully planted, taking full advantage of the elevated location of the house. There are roses, a variety of shrubs and perennials planted in the tiered feature gardens bordering the neatly kept level expanse of lawn, with steps and pathways leading to delightful sheltered areas of the garden. Stone flagged terraces offer plenty of private space for outside entertaining and a lovely outlook towards the Castle walls and there is a covered outdoor barbecue and dining area with log store, adjacent to which there is a further rear access gate. The large garage is a rare asset in this favoured town centre location and there is further off street parking for about three more vehicles to the rear of the property.

Enchanting Gardens and Grounds - In all, set in about 0.2 acres





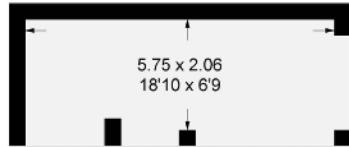
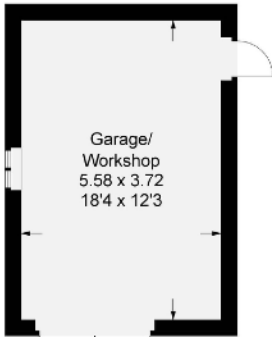


Sefton House, Arundel, BN18 9AR

Approximate Gross Internal Area = 374.2 sq m / 4028 sq ft

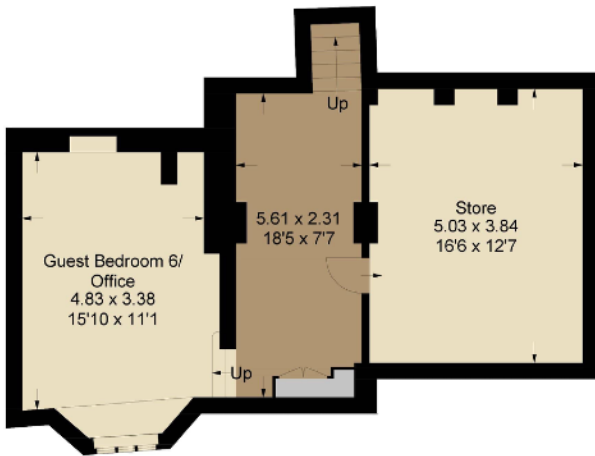
Outbuildings = 35.2 sq m / 379 sq ft

Total = 409.4 sq m / 4407 sq ft



Outdoor Barbeque & Dining area with log store

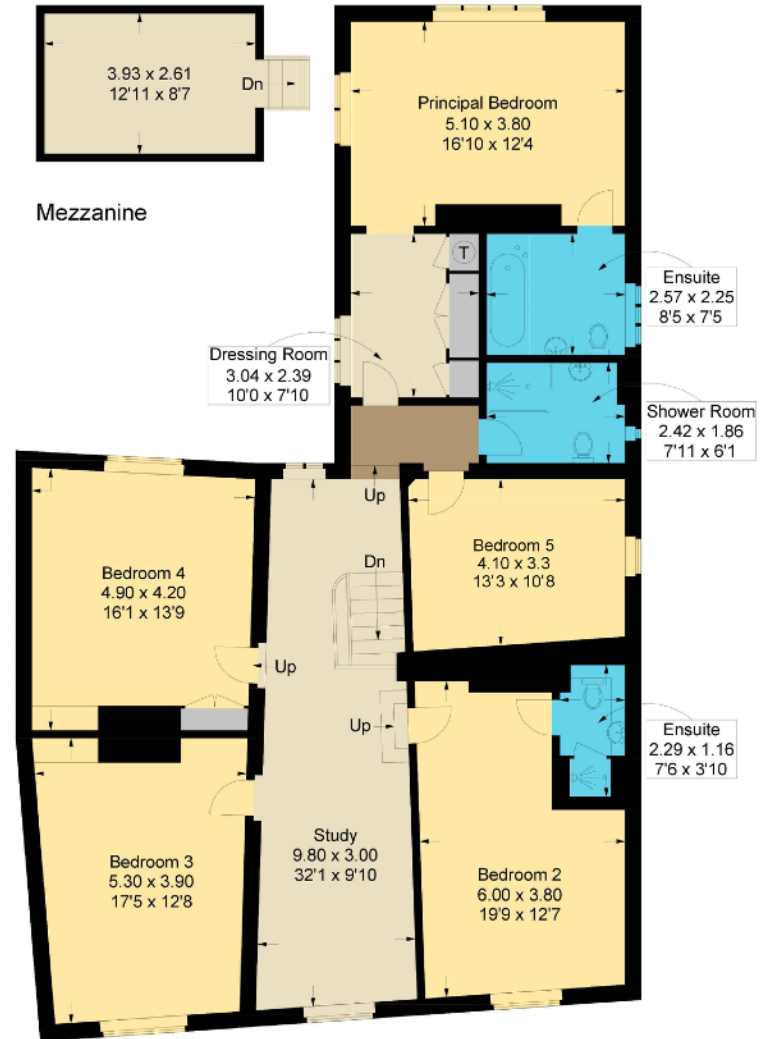
Outbuildings



Lower Ground Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



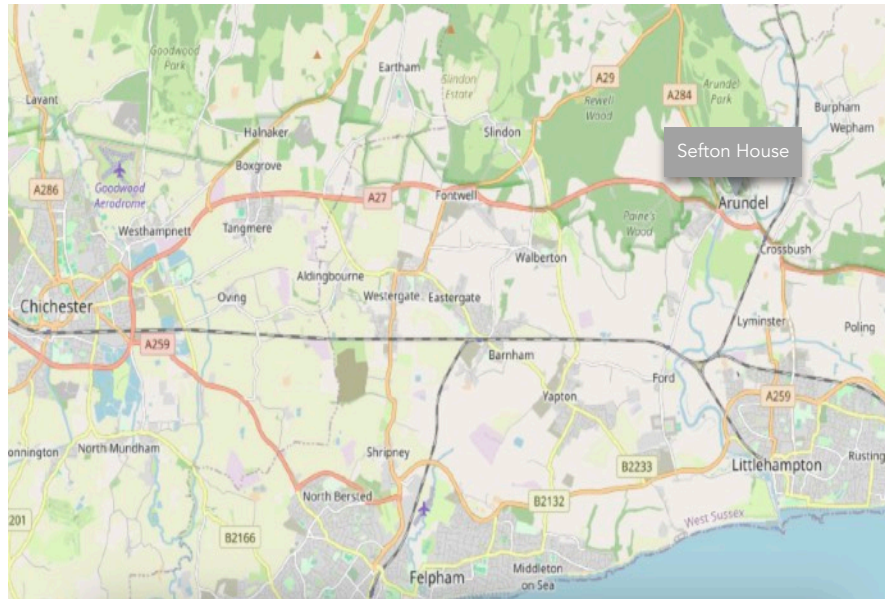
Goodwood Revival



Chichester Marina



West Wittering



COMMUNICATION TRAVEL LINKS

Amberley rail Station 2 miles, Pulborough mainline station (9miles) links to London Victoria (71mins). London about 64 miles by road. Airports at Heathrow (54miles), Gatwick (39 miles), Southampton (45 miles). Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 28 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (48miles) and Portsmouth (30miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. All distances are approximate and times may vary.

SERVICES: Mains electricity, water and gas.

Council Tax Band: House: F Year 2023/24 £3,161.21

LOCAL AUTHORITY: Arun District Council 01903 737500

COASTAL & COUNTRY PURSUITS

Chichester and Littlehampton are renowned for their sailing amenities, and country pursuits and attractions include: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings and Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

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Viewing by Appointment

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PROPERTY SALES & ACQUISITIONS



Arundel Castle and the River Arun

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