

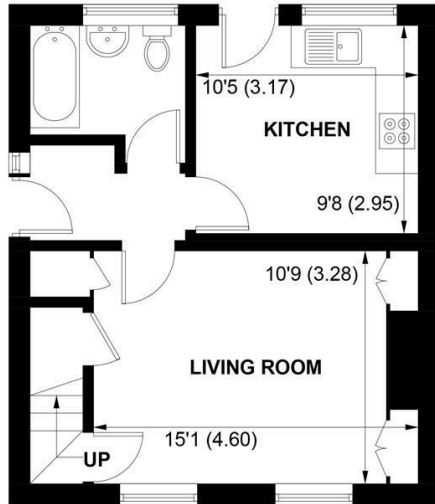


Sims Williams

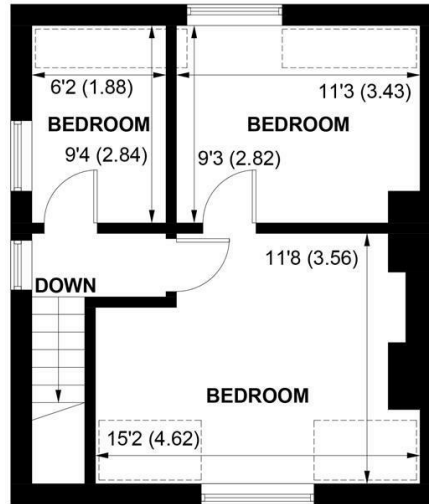


40 SOUTH STOKE, OFFHAM, ARUNDEL, WEST SUSSEX, BN18 9PF

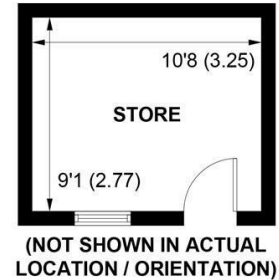
 = REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA = 772 SQ FT / 71.7 SQ M

STORE = 96 SQ FT / 8.9 SQ M

TOTAL = 868 SQ FT / 80.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams

£1,600 PCM

40, SOUTH STOKE,
OFFHAM ARUNDEL,
WEST SUSSEX, BN18 9PF

- Charming rural farm cottage in the sought-after village of South Stoke
- Beautiful countryside views towards Offham
- Spacious living room with feature fireplace
- Well-proportioned kitchen
- Ground floor family bathroom
- Three bedrooms – two doubles and one single
- Character features including some reduced head height
- Useful external store and garden space
- Five weeks' rent security deposit

EPC RATING

Current = E
Potential = B

COUNCIL TAX BAND

Band = D

Situated in the picturesque village of South Stoke, this charming farm cottage offers characterful accommodation with beautiful views across the surrounding countryside towards Offham.

The property has recently been refreshed with new carpets and redecoration throughout (April 2026), providing a clean and well-presented home while retaining its original charm.

The ground floor comprises a generous living room with a feature fireplace, creating a warm and inviting space. The room benefits from built-in storage within the alcoves either side of the fireplace, along with two useful under-stairs cupboards, providing excellent practical storage. A door encloses the staircase, adding to the cosy cottage feel.

The kitchen is well-equipped with a range of eye and base level cupboards, an electric oven and hob with extractor over, and appliances including a washing machine, fridge/freezer and slimline dishwasher. These are left on a goodwill basis and will not be repaired or replaced. A fitted dresser provides additional storage and adds to the cottage feel.

The bathroom is fitted with a white suite, including a bath with electric shower over, radiator and a small bathroom cabinet.

To the first floor, there are three bedrooms, including two comfortable doubles and a further single bedroom, ideal as a home office or nursery. The principal bedroom is particularly spacious, and all rooms enjoy a pleasant outlook over the rural surroundings. Some areas feature reduced head height, adding to the cottage character.

Externally, the property benefits from a useful brick-built store with power, as well as an outside tap, and garden space, further enhancing its appeal for those seeking a semi-rural lifestyle.

A lovely opportunity to enjoy peaceful village living within easy reach of Arundel and surrounding areas.

Pets considered.

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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

