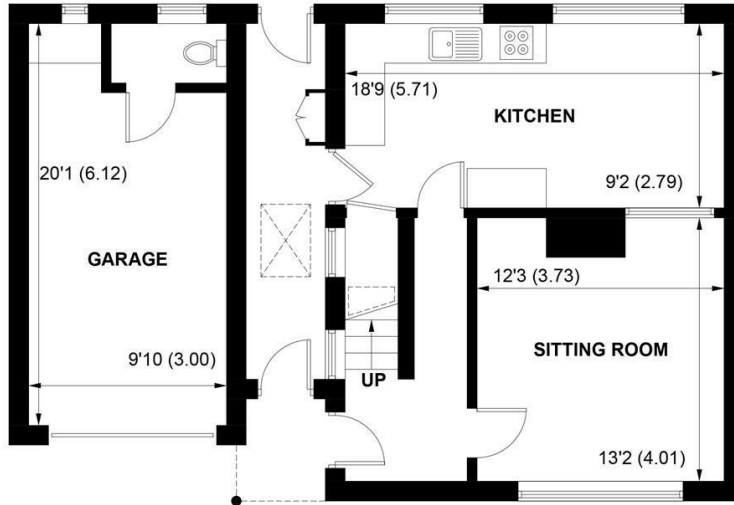


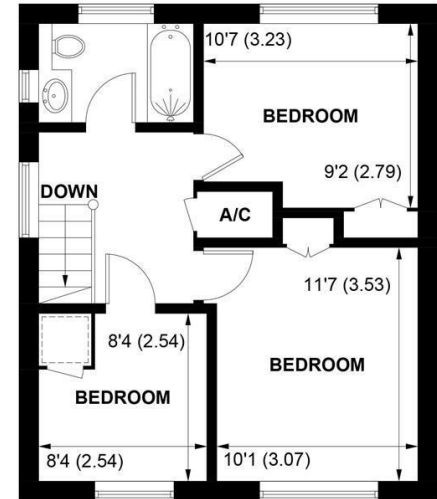


2 BROOMHURST COTTAGES LYMINSTER ROAD, LYMINSTER, WEST SUSSEX, BN17 7QQ

 = REDUCED HEADROOM BELOW 1.5m / 5'0



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 951 SQ FT / 88.4 SQ M

GARAGE = 197 SQ FT / 18.3 SQ M

TOTAL = 1148 SQ FT / 106.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

# £1,700 PCM

## 2 BROOMHURST COTTAGES, LYMINSTER ROAD, LYMINSTER,

- Three Bedroom Semi Detached House
- Lyminster Location Close to Arundel
- Newly Refurbished
- Modern Kitchen Diner & Seperate Lounge
- Three Double Bedrooms
- Modern Bathroom
- Driveway & Garage
- Large Rear Garden
- Five Weeks Rent Security Deposit

### EPC RATING

Current = C

Potential = C

### COUNCIL TAX BAND

Band = C

A newly decorated three bedroom unfurnished semi detached house in Lyminster, conveniently located just a short distance from Arundel and benefiting from a bus stop right outside the property.

On the ground floor is a modern country kitchen with integrated oven/hob, there is space for a fridge freezer, and dining table and chairs.

Further to this there is a good size south facing lounge with working fireplace.

On the first floor is a brand new bathroom with shower over bath, low level WC and wash hand basin.

There are three double bedrooms all with fitted storage and a handy airing cupboard on the landing.

The property also offers a garage with WC and plumbing for a washing machine , in-between the house and garage is a covered walkway perfect for storage of coats and shoes.

There is a driveway for parking and a large rear garden with views over the surrounding farmland.

This property is conveniently located in-between Arundel and Lyminster and offers good transport links to Chichester via the A27, the bus stop located on the road outside the property and Arundel train station is just a short distance away.

Sadly due to proximity to Farmland no pets are permitted.

*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



