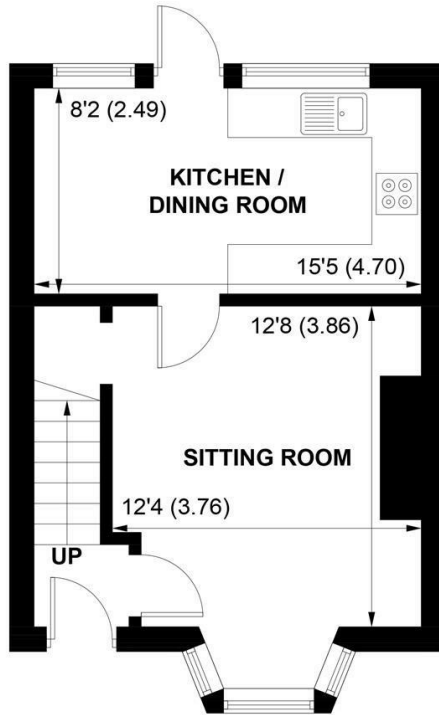




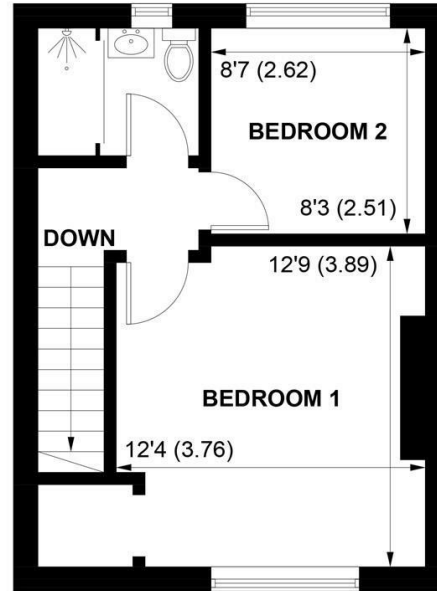
Sims Williams



3 COUNCIL COTTAGES WEPHAM, ARUNDEL, BN18 9RF



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 677 SQ FT / 62.9 SQ M

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

Produced for Sims Williams

# £1,495 PCM

## 3 COUNCIL COTTAGES, , WEPHAM ARUNDEL, , BN18 9RF

- Two Bedroom Terrace House
- Stunning Views of The Countryside & Arundel Castle
- Stylishly Renovated Throughout
- Modern 'Walk in style' Shower Room
- Log Burner
- Modern Fitted Kitchen with Integrated Appliances
- Close to Arundel Town & Station
- Large Front Garden & Rear Private Courtyard
- Five Weeks Rent Security Deposit

### EPC RATING

Current = E

Potential = C

### COUNCIL TAX BAND

Band = C

This newly refurbished residential property is set in the sought-after village of Wepham and offers stylish, spacious accommodation with exceptional views. The generous lounge is a standout feature, boasting far-reaching countryside views towards Arundel Castle and a charming log burner, creating a warm and inviting living space.

The property benefits from a brand-new modern kitchen fitted with integrated appliances, designed with both practicality and contemporary style in mind offering space for a dining table and chairs.

Additional under-stairs storage provides valuable space for everyday living.

To the rear is a private courtyard garden, complemented by a large garden to the front of the property.

Upstairs the Shower Room has been finished to a high standard and features a sleek, modern 'walk-in' shower, low level WC and wash hand basin. Upstairs, there is a spacious double bedroom along with a second double bedroom, ideal for use as a home workspace, guest room, or additional bedroom.

Combining modern refurbishment with character features and stunning surroundings, this property offers comfortable and versatile living in a desirable rural location, just a short distance to Arundel Town and Station.

Sorry No Pets

Please note the current EPC doesn't reflect the improvement works to the property and the rating will be reviewed.

*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



