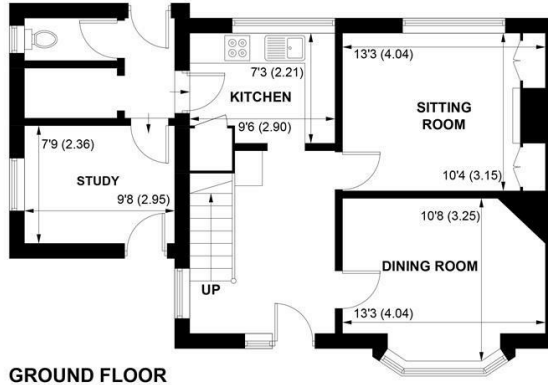




Sims Williams



5 COUNCIL COTTAGES, WEPHAM, ARUNDEL, WEST SUSSEX, BN18 9RF



APPROXIMATE GROSS INTERNAL AREA = 1104 SQ FT / 102.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

**ARUNDEL OFFICE**

8a High Street  
Arundel  
BN18 9AB

Tel 01903 885678  
arundelsales@simswilliams.co.uk  
simswilliams.co.uk

# OIEO £400,000 Freehold

## 5, COUNCIL COTTAGES, WEPHAM, ARUNDEL, WEST SUSSEX, BN18 9RF

- Semi Detached House
- Situated in the National Park
- Far-Reaching Rural Views
- Kitchen & Separate Dining Room
- Sitting Room with Fireplace
- 3 Bedroom & Study
- Front & Back Gardens
- Scope to Add Value
- Potential For Extension STP
- No Onward Chain

### EPC RATING

Current = E

Potential = C

### COUNCIL TAX BAND

Band = D

A Semi Detached three bedroom cottage situated in a sought after location in the South downs National Park and has stunning far reaching views across the Arun Valley and of Arundel Castle. The property would benefit from refurbishment and there is considerable scope to add further value.

The ground floor accommodation comprises an entrance hall, with access through to the dining room with bay window and views out to the front garden. The sitting room features an open fire with built in shelving and cupboards either side.

The kitchen is fitted with a range of eye and base level units, they are integrated with dishwasher, oven & hob with plumbing for washing machine. There is generous amounts of storage and a ground floor cloak room. There is also a ground floor study/office with separate access, perfect for running a home business.

On the first floor are two good sized doubles both benefitting from fitted cupboards and a further single

bedroom. The bathroom is fitted with a shower over bath, wash basin and WC.

Outside, the cottage enjoys and generous front and back gardens.

### Directions

Upon leaving Arundel town take the first exit at the roundabout and proceed along the A27 toward Worthing, take the first left down Crossbush Lane signposted Burpham Village. Continue through Warningcamp until you reach Wepham Village taking a First Left marked Splash Farm. The property will be found on the left hand side.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



