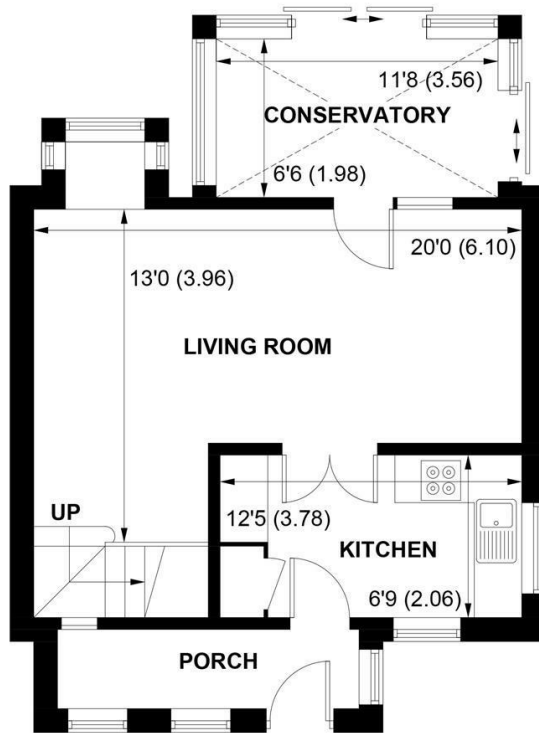
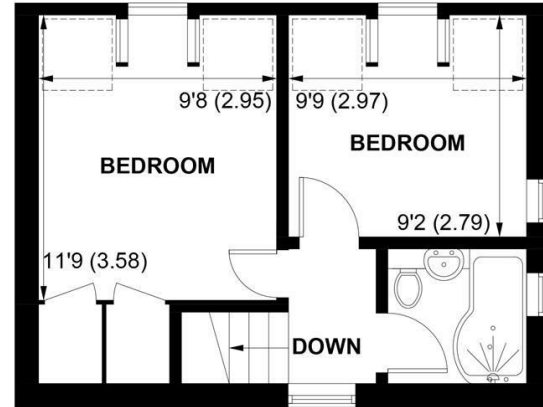




31 HURST COTTAGES EAST STREET, AMBERLEY, ARUNDEL, BN18 9NP



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 793 SQ FT / 73.7 SQ M**

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

Produced for Sims Williams

# £1,200 PCM

31 HURST COTTAGES, EAST STREET,  
AMBERLEY ARUNDEL,  
, BN18 9NP

- Semi Detached House
- Two Bedrooms
- Fitted Kitchen
- 'L' Shaped Lounge
- Conservatory
- Garden
- Driveway
- Amberley Location
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = C

Located in the sought-after village of Amberley, this delightful two-bedroom semi-detached property offers a wonderful blend of countryside living and modern convenience. The village boasts a range of local amenities, including traditional pubs, a village shop, a mainline railway station, and easy access to the South Downs Way—ideal for walkers and outdoor enthusiasts.

The property features an entrance porch and then hallway leading to a well-appointed kitchen with some appliances, including an integrated oven, hob.

The 'L Shaped' sitting room leads through doors to a bright conservatory, ideal for use as a dining room or garden room, with sliding patio doors opening onto the rear garden.

Upstairs, the first floor offers two good sized double bedrooms and a modern family bathroom fitted with a white suite, including a WC, vanity unit, and a bath with shower over.

Outside, the rear garden is mainly laid to lawn and features a boarded shed with

power—perfect for use as a workshop or hobby room. The property also benefits from side access and private parking.

*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



