



OVER 60?

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for up to **59% less!**

Price
£465,000

Freehold

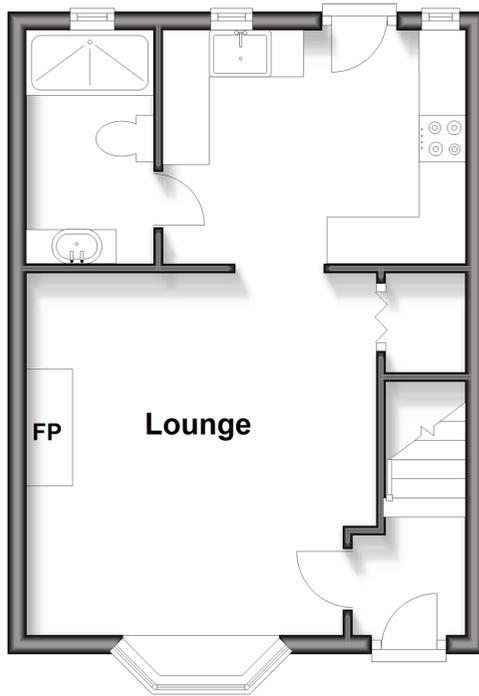
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**Rosemount Cottages,
Wepham, West Sussex
BN18**

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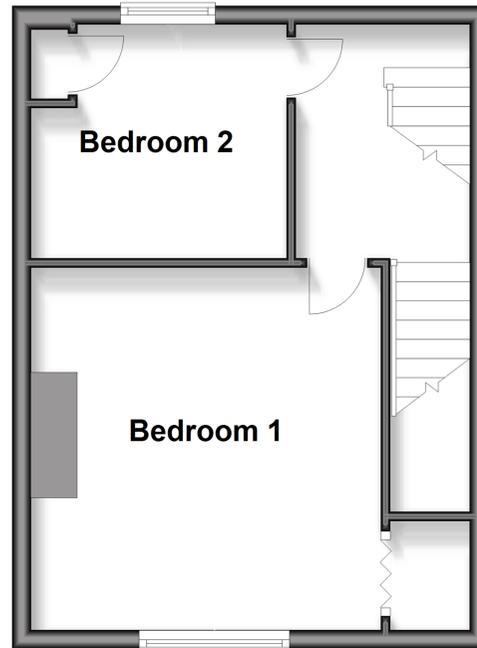
Ground Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



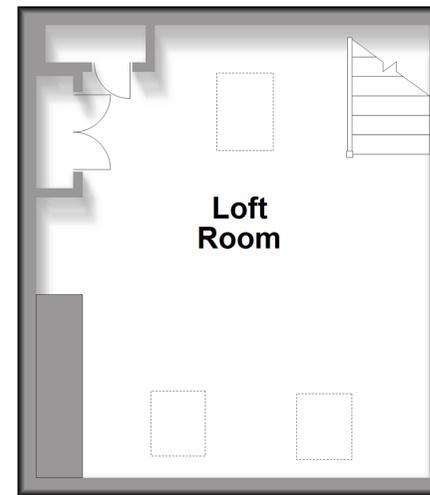
First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



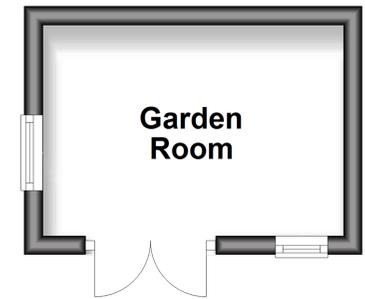
Second Floor

Approx. 20.5 sq. metres (220.8 sq. feet)



Outbuilding

Approx. 7.3 sq. metres (78.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'8 x 12'4 maximum (3.86m x 3.76m)

Kitchen: 12'8 x 8'2 (3.86m x 2.49m)

Shower Room

FIRST FLOOR

First Floor Landing

Bedroom 1: 12'9 x 12'5 (3.89m x 3.79m)

Bedroom 2: 15'7 maximum x 8'3 (4.75m x 2.52m)

SECOND FLOOR

Loft Room: 14'3 x 10'2 (4.35m x 3.10m)

OUTSIDE

Front Paved Terrace

Rear Garden with Garden Room

Separate Lawned Front Garden



Main features

- A beautifully decorated cottage with modern kitchen and shower room
- Attractive lounge with fireplace and wood burner
- New sunny patio with stunning countryside views overlooking Arundel Castle in the distance
- Large separate sunny front garden ideal for flowers or vegetables
- Large versatile carpeted loft room with velux windows



Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 1.9 miles, Arundel CofE Primary 2.4 miles, St Margaret's CofE Primary 2.6 miles



Transport Information

Train Stations: Arundel 1.6 miles, Amberley 2.2 miles, Ford 3.5 miles



Address

Rosemount Cottages, Wepham, West Sussex BN18



Directions

For directions to this property please contact us.



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Call Arundel Branch 01903 884420 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT: D(61) POTENTIAL: C(69)

23216894/20260227/RH/RH