

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£675,000**

**Freehold**

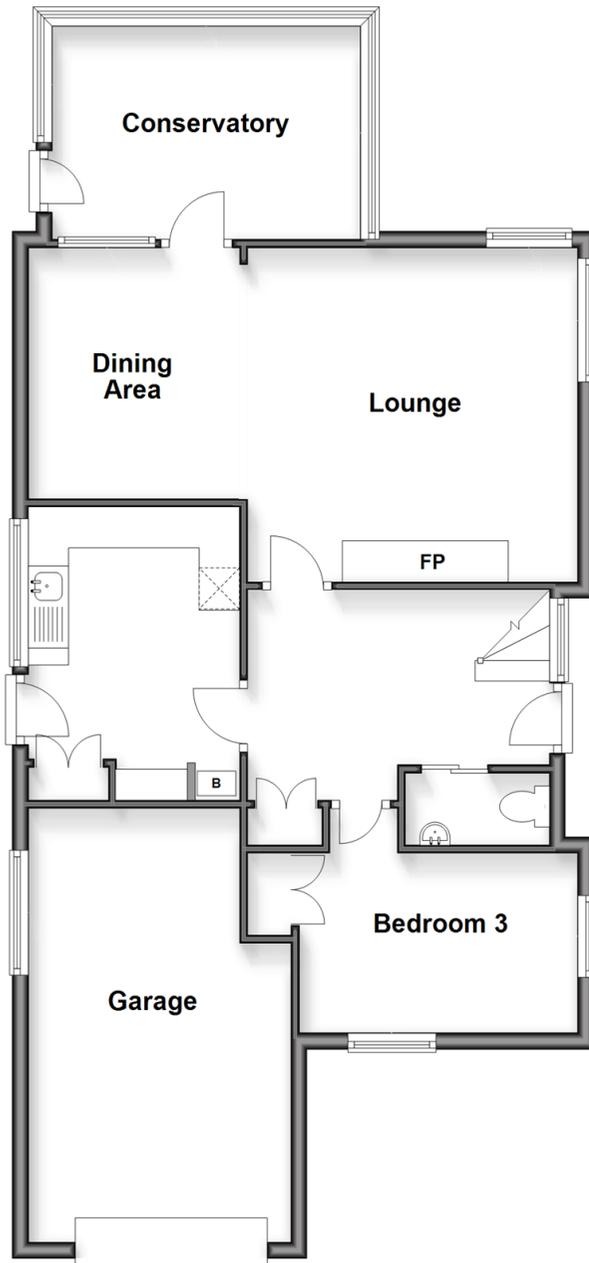
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Wepham, Arundel, West Sussex, BN18

**cubitt & west**  
Helping you move forwards

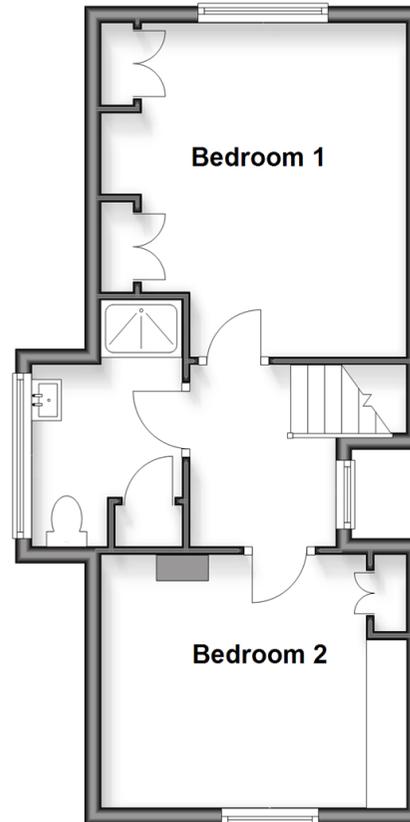
## Ground Floor

Approx. 82.8 sq. metres (891.3 sq. feet)



## First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 11'5 x 8'10 (3.48m x 2.69m)

Lounge: 13'5 x 11'10 (4.09m x 3.61m)

Dining Area: 9'11 x 9'4 (3.02m x 2.85m)

Conservatory: 12'8 x 7'8 (3.86m x 2.34m)

Bedroom 3: 11'5 x 7'2 (3.48m x 2.19m)

### FIRST FLOOR

Landing

Bedroom 1: 12'5 x 10'6 into fitted wardrobes (3.79m x 3.20m)

Bedroom 2: 12'6 x 10'4 (3.81m x 3.15m)

Shower Room

### OUTSIDE

Garage 1: 18'4 x 9'4 (5.59m x 2.85m)

Garage 2: 18'4 x 9'4 (5.59m x 2.85m)

'Wrap-Around' Gardens

Off Road Parking



## Main features

- Detached chalet bungalow available for the first time since built
- Nestled within the picturesque South Downs National Park with walks from your doorstep
- Exceptional position with panoramic views
- Excellent scope for renovation (Subject to Consents)
- Short drive to the historic market town of Arundel and the coast



### Nearest Schools

St Philip's Catholic Primary, Arundel 1.8 miles, Arundel CofE Primary 2.3 miles, Cornfield School, Littlehampton 3.2 miles, The Angmering School, 3.5 miles, The Littlehampton Academy, 3.5 miles



### Transport Information

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



### Address

Wepham, Arundel, West Sussex, BN18



### Directions

For directions to this property please contact us.



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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](http://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 50% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(39)	A(93)

23217870/20250904/RH/DW