Bell & Blake
SALES & LETTINGS

26 Fairholme Drive, Yapton, Arundel, West Sussex BN18 0JH

Guide Price £295,000

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- 3 bedrooms
- Driveway for multiple vehicles
- Garage in compound
- Conservatory
- Modern family bathroom
- Large living room
- Double glazing
- Gas central heating

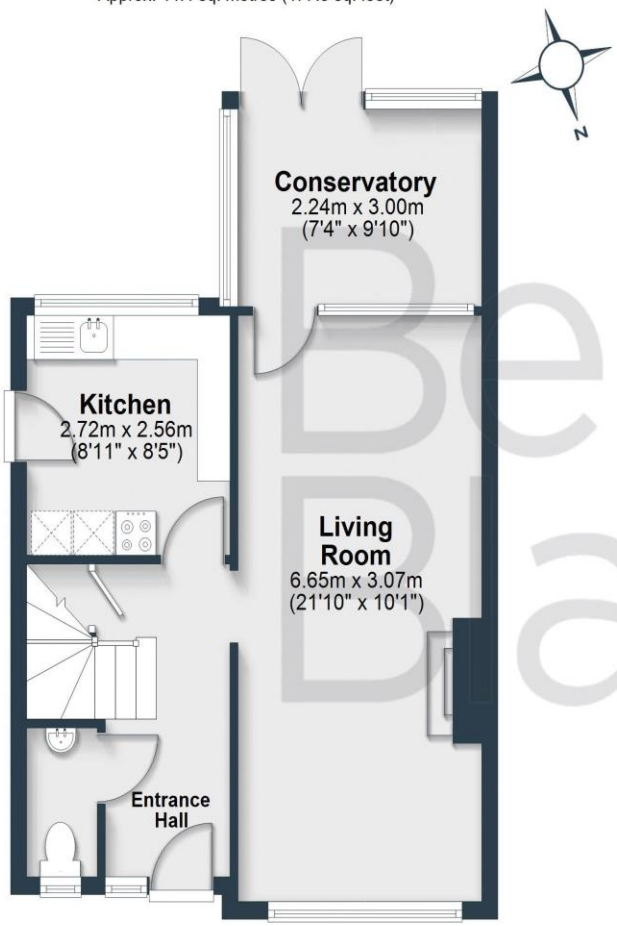
A deceptively spacious three-bedroom house, located in the sought-after village of Yapton. The accommodation is arranged over two storeys; to the ground floor is a welcoming entrance hall, w/c, large sitting room with plenty of natural light and access to the conservatory then into the rear garden, and kitchen with fitted units. The second floor has two double bedrooms, the master including fitted wardrobes, a further third bedroom and the family bathroom. Outside, the rear garden is fully enclosed with turf and a large paved area, perfect for outdoor entertaining; there is also gate access which leads onto the driveway. There is also a garage in a compound. The property has potential to extend (STPP) Internal viewing recommended to appreciate the quiet location and the potential to create a wonderful home or as an investment property.

Council Tax Band:

The Property Ombudsman

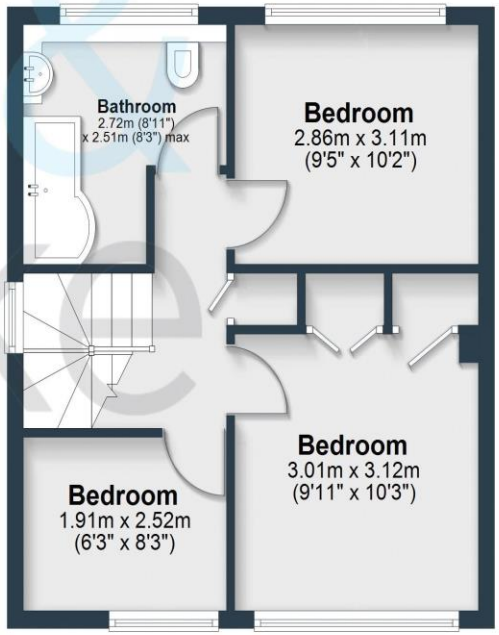
Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 82.4 sq. metres (886.5 sq. feet)

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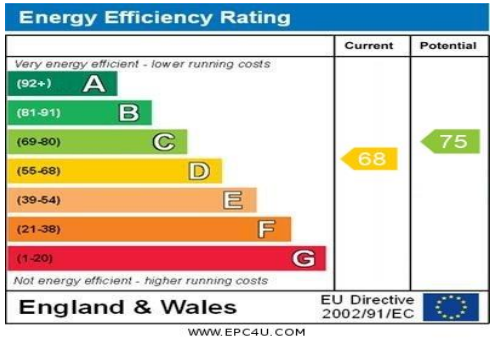
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

KITCHEN


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
75
England & Wales
EU Directive 2002/91/EC
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