



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2024



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



**41 Blenheim Road, Yapton,
Arundel, West Sussex, BN18 0HH**
£250,000 - Freehold



Glyn-Jones and Company are delighted to offer for sale this extended staggered terrace house situated within a no through road close to Yapton village shops.

The accommodation to the ground floor comprises; an entrance porch, hallway, a cloakroom, fitted kitchen with appliances included in the sales price, an L-shaped living room with double doors to a garden room. To the first floor, there are three good sized bedrooms and a modern bathroom with a shower cubicle as well as a bath. The property benefits from gas fired central heating and double glazing.

Externally, there is an enclosed rear garden which has a block paved footpath with shingled beds to either side with shrubs and bushes. The garden is fully enclosed with fencing and has a rear access gate. To the front, there is a further enclosed garden with access gate.

In our opinion, the property would make an ideal first time purchase. **No forward chain.**



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Property Information

Council Tax Band - C
Energy Efficiency Rating - D
Tenure – Freehold

We recommend you have this verified by your legal representative at your earliest convenience.

Blenheim Road is located a short walk from a local shops and the centre of Yapton. The village offers a Co-op general store with Post Office, a community hall and playing field, church, public house and primary school. A short drive away are the beaches at Climping, and further afield is the larger coastal town of Littlehampton. A bus service runs to the local villages and to Bognor and Chichester.

There is a main line railway station at the neighbouring village of Barnham, approximately a mile away, with services to London Victoria, Brighton and Portsmouth. Barnham also offers a wider range of shops, primary and secondary school, amongst its amenities.

