

Claremont, Bilsham Road,
Yapton BN18 0JG
£440,000 Freehold

Glyn-Jones



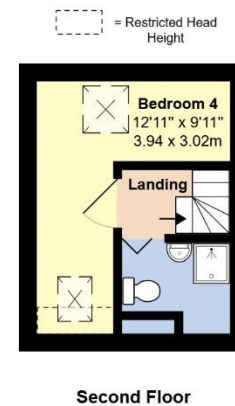
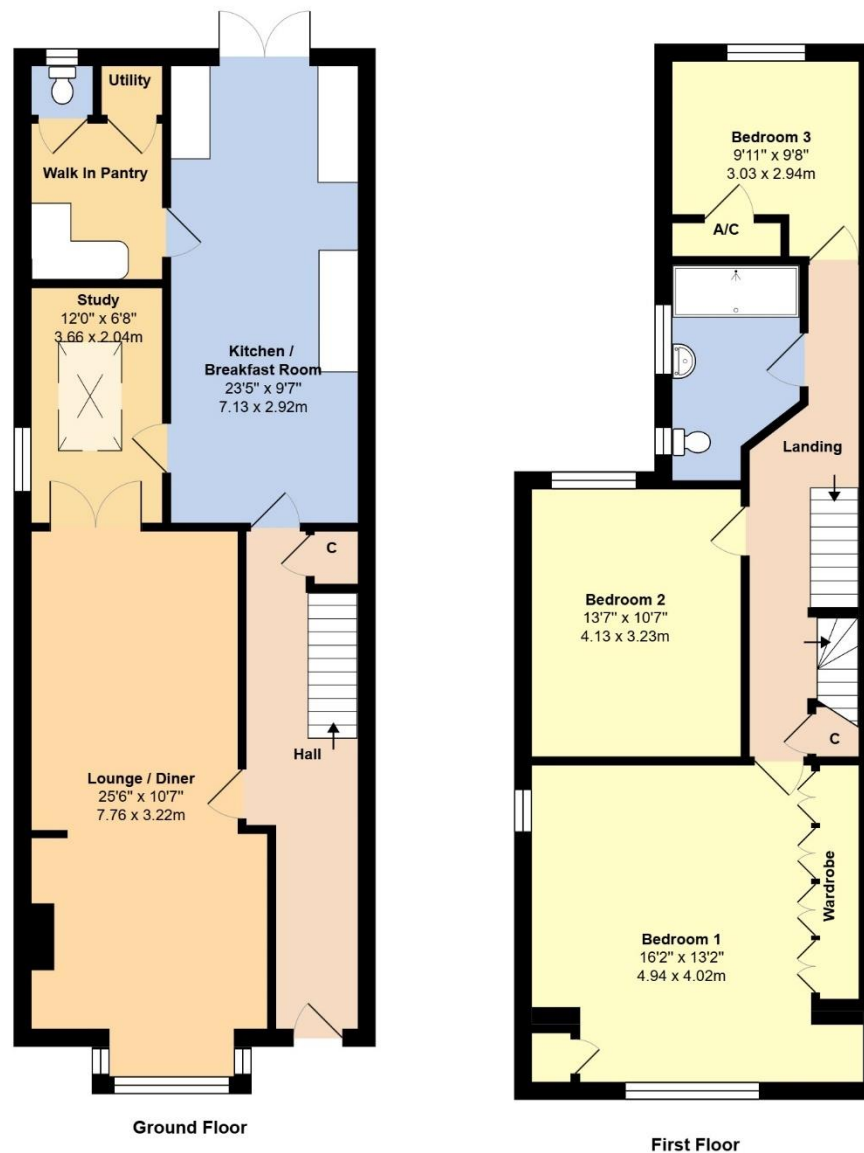
Glyn-Jones & Company are delighted to offer for sale this deceptively spacious and character filled semi-detached home nestled within the attractive village of Yapton. This late Victorian home, built circa 1902, has been tastefully modernised and improved throughout the years creating the modern family home it is today, yet still pays homage to its' period features. Viewers will appreciate that this property boasts more than perhaps initially meets the eye...

The accommodation is arranged over three floors, benefiting from a loft conversion on the top floor. Upon entering the property, you are greeted by an airy entrance hall leading into the large living room which provides flexibility to be used as a lounge/dining room or a large family area. Beyond this, the kitchen/breakfast room provides plenty of cupboard and worktop space and a rangemaster cooker. There is the added bonus of a walk-in pantry and utility space with downstairs WC conveniently located within this area. Also on the ground floor is a home office with skylight which fills the room with natural daylight, creating the perfect working environment. The space is fully enclosed and is large enough for two working desks, ideal for multiple members of the family to work from home.

On the first floor are three bedrooms along with the family bathroom. The master bedroom enjoys built in wardrobes along with a further storage cupboard and is of a great size. The two further bedrooms are both comfortably double rooms. The family bathroom features a large double shower which would easily allow space for a bath if preferred.

The second floor provides a further double bedroom with eaves storage as well as a shower room. The Velux windows on this floor provides plenty of natural light.

Additional attributes include double glazing throughout and gas central heating.



Total Area: 1686 ft² ... 156.6 m²

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

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

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.



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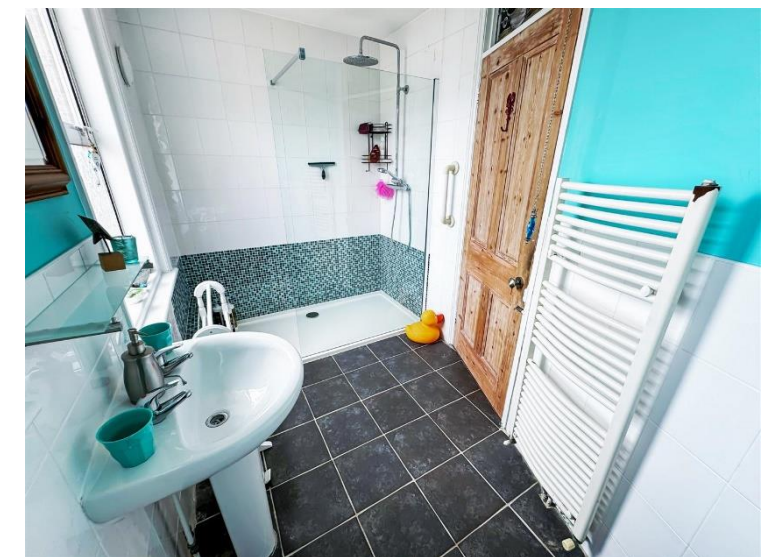
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Externally, the property has plentiful outdoor space both to the front and rear with steps up to the paved front garden leading to the enclosed porch. There is a favourable mix of both patio and lawned space to the rear. The lengthy west-facing rear garden has been practically zoned to provide a shaded area on the patio ideal for al fresco dining, which then leads to the paved area with access into the garage via side door and green space beyond this with mature shrubs and currently a greenhouse. Parking is also readily available with the garage and space in front.

Viewing is strongly advised to appreciate everything this property has to offer. Get in touch today to avoid disappointment.



Property Information

Council Tax Band: E

Energy Performance: 70 C



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