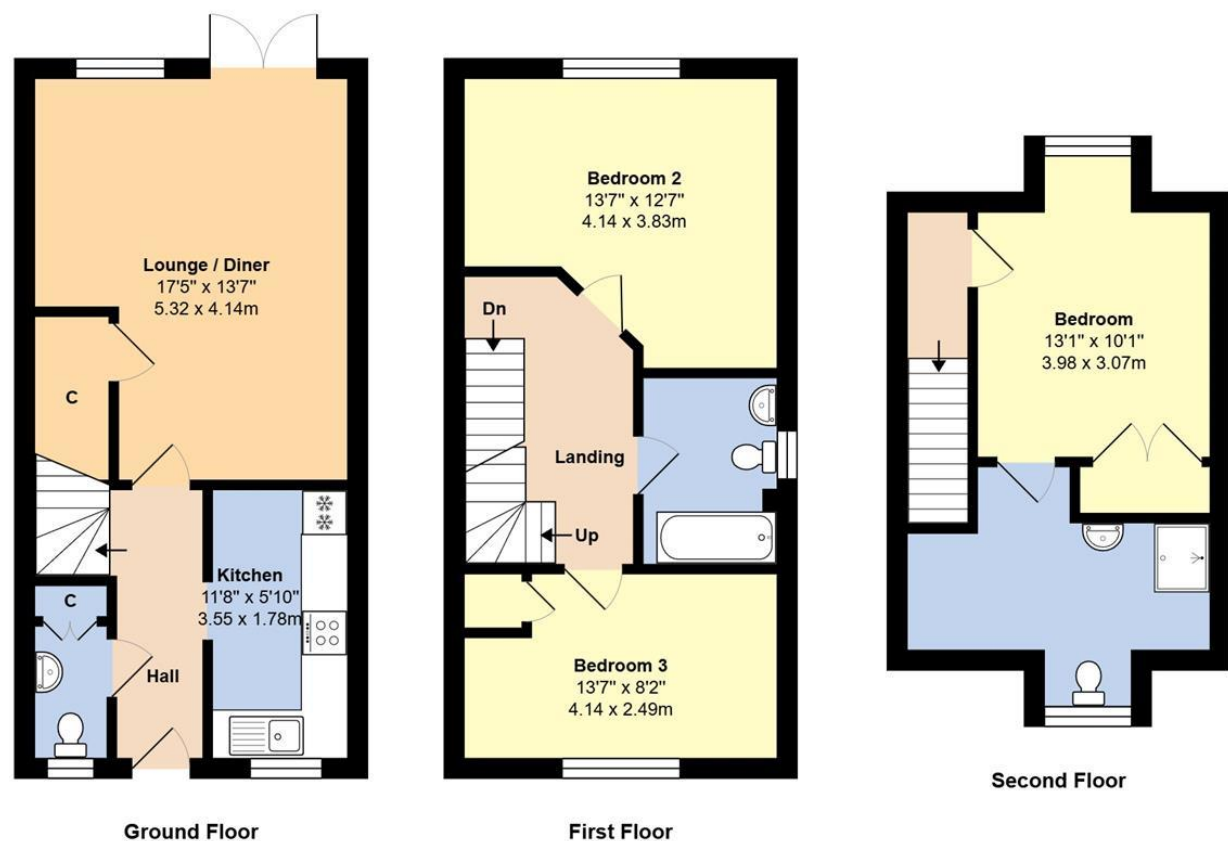


14 Fellows Gardens, Yapton
 Arundel, West Sussex, BN18 0HW
 £315,000 - Freehold



Total Area: 1072 ft² ... 99.6 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

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

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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.



Littlehampton Office
 01903 739000
 littlehampton@glyn-jones.com



Three Bedroom End Terrace Townhouse | Private Close Within Quiet Village | Accommodation Over Three Floors | Good Sized Living/Dining Room | Separate Kitchen With Built-In Appliances | Downstairs WC | Master En-Suite (Double Bedroom With Built-In Wardrobes + En-Suite Bathroom) | Two Further Double Bedrooms | Family Bathroom | Gas Fired Central Heating | Double Glazing Throughout | Good Size Rear Garden With Storage + Side Access | Two Allocated Parking Spaces | Visitor Parking | Close To Amenities | Good Transport Connections | Viewing Highly Advised | EER - C

Glyn-Jones and Company are delighted to offer for sale this three bedroom end-terraced townhouse nestled in a private close within the quiet village of Yapton. Arranged over three floors, the accommodation comprises a good-sized living/dining room, separate kitchen with built-in appliances, downstairs WC and ample storage space. On the first floor you will find two double bedrooms along with a family bathroom, beyond this on the second floor is the master suite (double bedroom with built in wardrobes along with en-suite bathroom) with space on the landing ideal for further storage or currently used as space for a home office desk. The layout of the property makes it the ideal family home providing versatile accommodation. Additional benefits include gas fired central heating and double glazing throughout.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



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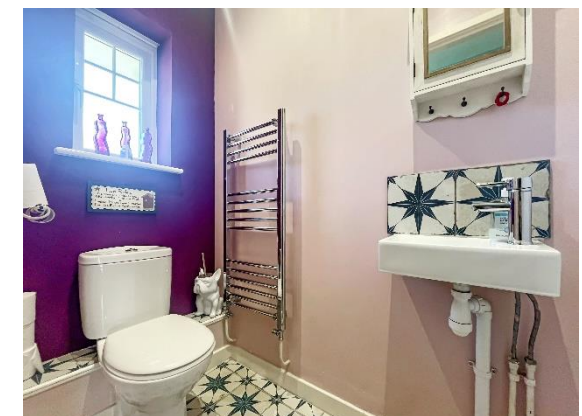
14 Fellows Gardens, Yapton, Arundel West Sussex BN18 0HW

£315,000



Externally, the westerly facing garden is of a good size with storage sheds and side access to the front of the property. To the front are two allocated parking spaces with visitors parking within close proximity. Fellows Gardens itself is a quaint private road with plentiful green space and a short walk to local amenities including convenience stores, a pharmacy, butchers and fish-and-chip shop to name a few.

The village is served well by local bus routes connecting you to nearby towns such as Arundel or across to the mainline railway station of Barnham with easy links into Brighton, Chichester or further afield to London. Beautiful beaches are within easy reach and many activities suitable for the whole family are easily accessible. Viewing is highly advised, book yours today to avoid disappointment.



Property Information

Council Tax Band - D

Energy Efficiency Rating - C

Tenure – Freehold

Private Road Charge - £150 per annum

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



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