

Saltram, Bilsham Road, Yapton
 West Sussex BN18 0JB
 £399,950 Freehold



Total Area: 1243 ft² ... 115.5 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



Introducing Saltram, a charming semi-detached family home built in the 1930s, this delightful property offers spacious accommodation with four good-sized bedrooms, a kitchen, and a converted garage that can serve as a fifth bedroom or guest suite. The highlight of the home is the dual aspect double reception with a cosy log burner, leading out to a generous 150 ft mature rear garden.

Situated in the picturesque village of Yapton, Saltram is conveniently located near village shops, a school, and public transport. For those who love the seaside, the beaches of Littlehampton, Climping, and Middleton are just a stone's throw away.

Just a short drive from the property lies the medieval town of Arundel, known for its iconic castle and cathedral, along with a plethora of shops, restaurants, and cultural events. For shopping enthusiasts, Chichester and Worthing are both within a 10-mile radius, offering a wide range of retail options.

Outdoor enthusiasts will be spoilt for choice with a variety of recreational activities available in the area. From horse racing at Goodwood and Fontwell Park to water sports along the south coast, there is something for everyone. The beautiful South Downs countryside also provides ample opportunities for walking, riding, and mountain biking.

In good condition and boasting off-road parking for several cars, Saltram presents an excellent opportunity for families seeking a peaceful yet conveniently located home. Don't miss out on the chance to view this extended semi-detached house in the desirable village of Yapton. Contact us today to arrange a viewing.

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



Littlehampton Office
 01903 739000
 littlehampton@glyn-jones.com

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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Mainline stations in Arundel, Littlehampton, and Bognor Regis provide easy access to different parts of the country. Chichester and Worthing, both just 10 miles away, offer extensive shopping facilities and recreational activities.

Recreational activities are abundant in the area, with horse racing at Goodwood and Fontwell Park, numerous golf courses, water sports along the south coast, and opportunities for walking, riding, and mountain biking in the beautiful South Downs countryside.



Council Tax Band – D
Energy Efficiency – TBC
Freehold

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



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