



Total Approx. Floor Area 765 ft² ... 71.0 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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Jlm 2025



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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.

**45 Taylors Close Yapton**  
**BN18 0FN**  
**£270,000 Freehold**

**Glyn-Jones**



Immaculate and recently redecorated, this popular mid-terrace house situated at the end of a peaceful cul-de-sac in the desirable village of Yapton is sure to capture your heart. Step inside to find a spacious and inviting lounge with French doors leading to the meticulously maintained garden, boasting a lush lawn and convenient shed.

Perfect for families, both bedrooms are generously sized doubles, offering plenty of space for everyone to unwind and relax. The downstairs cloakroom adds an extra touch of convenience for modern living. With two allocated parking spaces, convenience is key for busy family life.

Yapton itself offers a quintessential village lifestyle with its charming community spirit and excellent amenities, including local shops, schools, and green spaces perfect for family outings. Explore the picturesque countryside surroundings or take a short drive to the nearby coastal towns for a day at the beach.

Don't miss out on the opportunity to call this excellent property your home. Contact us today to arrange a viewing and experience the family-friendly charm of this wonderful abode in Yapton.





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**£270,000 Freehold**



Yapton is a charming village with plenty to offer, including a selection of local shops, schools, and scenic walks nearby. For those who enjoy the great outdoors, both Climping Beach and Arundel Castle are within a short drive, perfect for weekend adventures with the family.



**Council Tax Band – C**  
**Energy Efficiency – 82 (B)**

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