



Total Approx. Floor Area 1137 ft<sup>2</sup> ... 105.6 m<sup>2</sup>

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 1st Image 2025

Council Tax Band - D  
Energy Efficiency Rating - B  
Estate Charge - £282.90 every six months

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

WITH OVER...



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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 10 Kings Close, Yapton, West Sussex BN18 0EX

Offers in Excess of £350,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to present this well-appointed semi-detached townhouse, ideally situated on a sought-after private road in the heart of Yapton village.

This spacious and thoughtfully arranged home offers versatile accommodation across three floors. The ground floor comprises a welcoming entrance hall, a modern cloakroom, a stylish fitted kitchen featuring high-gloss base and eye-level units with integrated appliances, and a full-width lounge/diner with direct access to the rear garden.

Upstairs, the property boasts three generously sized bedrooms. The principal bedroom benefits from an en-suite shower room and built-in wardrobes, while the remaining bedrooms are serviced by a contemporary family bathroom. The entire home is presented in excellent decorative order, with neutral tones throughout, double glazing, and gas-fired central heating.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



# 10 Kings Close, Yapton, West Sussex BN18 0EX

Offers in Excess of £350,000 - Freehold



Externally, the property features a fully enclosed rear garden, designed for low maintenance with a combination of patio and artificial lawn, as well as a useful timber storage shed.

To the side of the house, a driveway provides ample off-road parking for several vehicles and includes the added benefit of a carport.

Yapton is perfectly situated in the semi-rural location of the ‘Six Villages’ nestled between the South Downs and the sea. Boasting large conservation areas and numerous listed buildings adding character and charm, the village is steeped in local history, whilst also makes way for modern living with new developments bringing a breath of fresh air.

Yapton offers a small selection of local amenities perfect for day-to-day needs including (yet not limited to) a convenience store, and pharmacy. A range of more comprehensive facilities can be found within easy reach thanks to 4 different bus routes running through the village as well as Barnham or Ford train station a mere 5/7-minute drive away.

