



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£260,000**

**Freehold**

2x 1x 1x

**Church Lane, Yapton,  
Arundel, West Sussex,  
BN18**

**cubitt & west**  
Helping you move forwards



## Main features

- Great position in a sought after pretty road in 'old' Yapton
- Garage with power just behind the property
- Cosy lounge with fireplace and French doors to the garden
- Boarded and insulated loft
- Cavity wall insulation and an EPC rating of C

## Accommodation

### GROUND FLOOR

#### Entrance

Kitchen: 9'2 x 7'6 (2.80m x 2.29m)

Lounge/Diner: 19'7 x 11'1 (5.97m x 3.38m)

### FIRST FLOOR

#### Landing

Bedroom 1: 12'4 x 9'0 (3.76m x 2.75m)

Bedroom 2: 10'5 x 10'2 (3.18m x 3.10m)

#### Bathroom

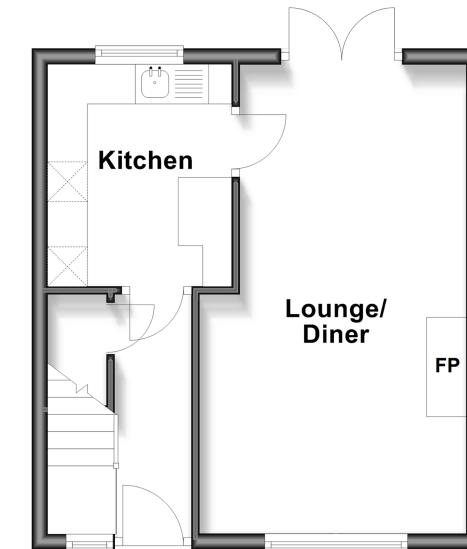
### OUTSIDE

Garage: 15'1 x 8'6 (4.60m x 2.59m)

Front and Rear Gardens

### Ground Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



### First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Call Arundel - 01903 884420 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



CURRENT:  
C(70)

POTENTIAL:  
B(87)



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