

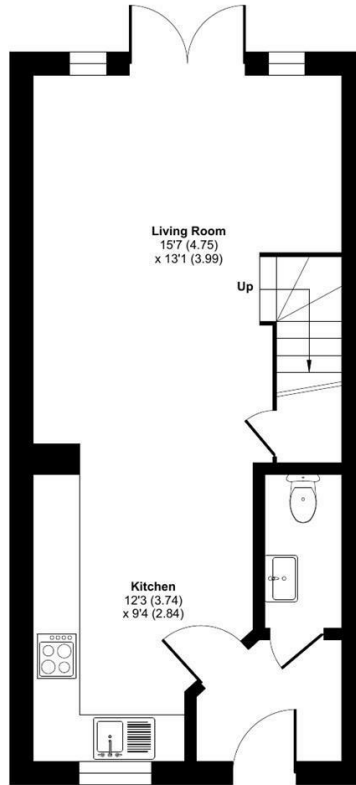


4 BULLFINCH GROVE, YAPTON, WEST SUSSEX, BN18 0TL

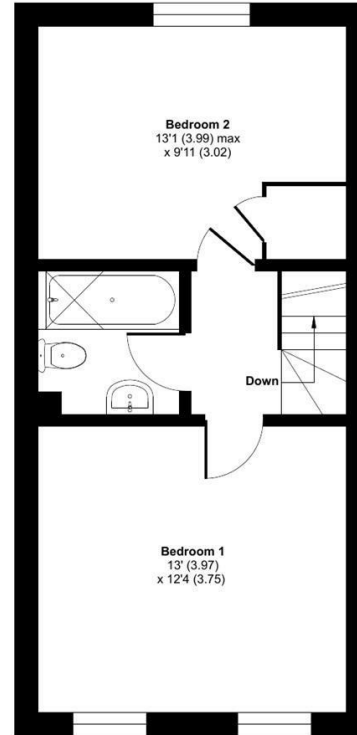


Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Sims Williams. REF: 1381955



**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 836055  
lettings@simswilliams.co.uk  
simswilliams.co.uk

# £1,495 PCM

4, BULLFINCH GROVE,  
YAPTON,  
WEST SUSSEX, BN18 0TL

- Well-Designed Terraced Home
- Built By Barratt Homes In 2024
- Open-Plan Kitchen/Dining/Sitting Room
- Kitchen With Fitted Appliances
- Two Double Bedrooms
- Modern Bathroom With White Suite
- Landscaped Rear Garden
- Allocated Parking For Two Cars
- Five Weeks Rent Security Deposit

## EPC RATING

Current = B

Potential = A

## COUNCIL TAX BAND

Band = C

4 Bullfinch Grove is a bright and spacious terraced house, built by Barratt Homes in 2024.

The accommodation briefly comprises an entrance hall with cloakroom, door leading through to a contemporary open-plan kitchen/dining/sitting room with patio doors opening to the garden, a storage cupboard, and stairs to the first floor.

On the first floor, there are two double bedrooms and a modern fitted bathroom with WC.

Outside, the rear garden has been attractively landscaped to include patio areas, a raised bed, and a lawn with rear and side gate access. To the front, the garden is open-plan with a lawn area and driveway with two parking spaces.

This well-presented modern home, built in 2024 by Barratt Homes, offers bright and comfortable accommodation.

The ground floor includes an entrance hall with cloakroom and a door leading into a generous open-plan kitchen/dining/sitting room. This contemporary space is designed for modern living, featuring a well-appointed kitchen with a range of fitted units, integrated appliances, and ample space for dining and relaxation. Patio doors open directly onto the garden, creating a natural flow between indoor and outdoor living areas. A useful storage cupboard is also located on this level, along with stairs leading to the first floor.

Upstairs, there are two double bedrooms, both offering plenty of natural light and flexibility for use as sleeping accommodation, a home office, or guest room. The modern bathroom is fitted with a white suite including bath with shower over, wash basin, and WC.

The rear garden has been attractively landscaped with a patio area, lawn, and raised bed, providing a low-maintenance yet appealing outdoor space for entertaining or relaxing. There is also gate providing rear access.

To the front, there are two allocated parking spaces.

One pet considered.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

