



## 47 Charles Square Cinders Lane, Yapton, BN18 0XJ

£180,000

- 75% Shared Equity Available
- Two Double Bedrooms
- Countryside Views
- Viewing Highly Recommended to Appreciate the Setting & Space on Offer
- First Floor Apartment
- Stunning Dual Aspect 23ft Kitchen/Lounge/Dining Room
- Small Building of Just 4 Apartments
- Constructed in 2021
- Two Allocated Parking Spaces
- Close to Local Shops



# 47 Charles Square Cinders Lane, Yapton BN18 0XJ

75% Shared Equity Available-£180,000

This modern first-floor apartment, built in 2021, offers contemporary living in a peaceful setting. The accommodation includes two spacious double bedrooms, both with fitted wardrobes, a large family bathroom and a stunning 23 ft dual-aspect kitchen/lounge/dining room, designed for both relaxation and entertaining.

Enjoy far-reaching countryside views from this beautifully presented home, which forms part of a small and exclusive development of just four apartments. Additional benefits include two allocated parking spaces and a stylish, well-maintained communal environment.

With its combination of space, setting, and modern design, this apartment must be viewed to be fully appreciated.



Council Tax Band: B

Tenure: Leasehold



#### KITCHEN/LOUNGE/DINER

23'3 x 14'2

#### BEDROOM ONE

11'1 x 11'1 max

#### BEDROOM TWO

13'9 x 8'2 into fitted wardrobes

#### BATHROOM

7'8 6'5

#### LEASE

Approx 151 years remaining,

#### SERVICE CHARGE

Approx £838.95 PA

#### GROUND RENT

Approx £215.68 PA

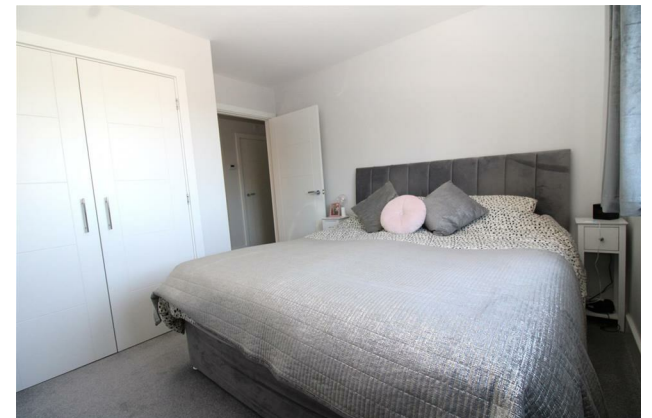
#### CRITERIA

To meet the criteria for 75% share, we're advised that buyers have a connection to Arun by work, living or family and must not be able to afford full value. 5% deposit (of full OMV) required

#### AGENTS NOTES

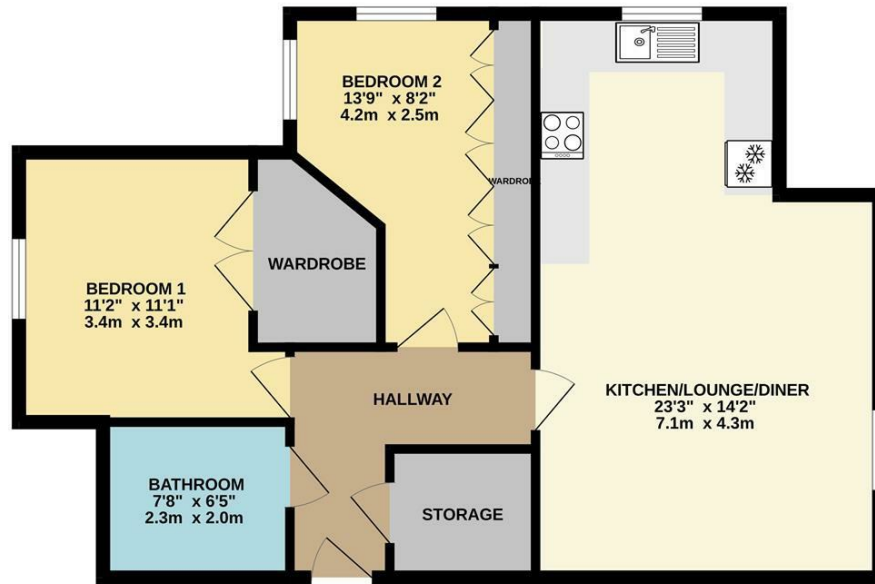
No rent to pay on the retained equity

Landspeed Homes hold the 25% equity by way of a legal charge which can be bought in future if required (no requirement to do so)

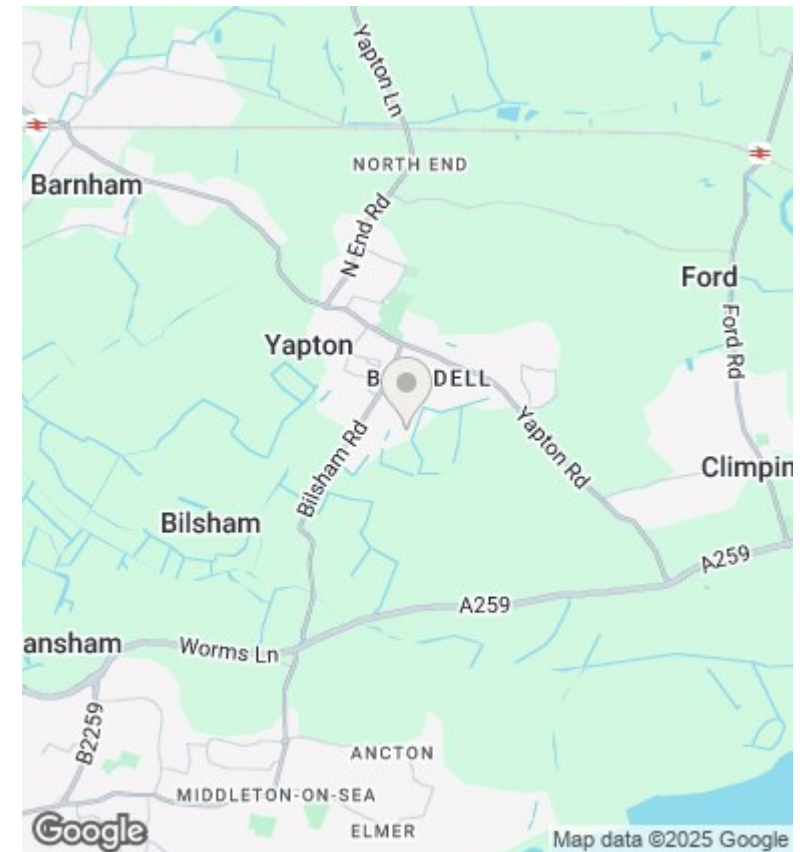




# GROUND FLOOR 707 sq.ft. (65.7 sq.m.) approx.



TWO BEDROOM FLAT  
TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	79
EU Directive 2002/91/EC		
England & Wales		

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.