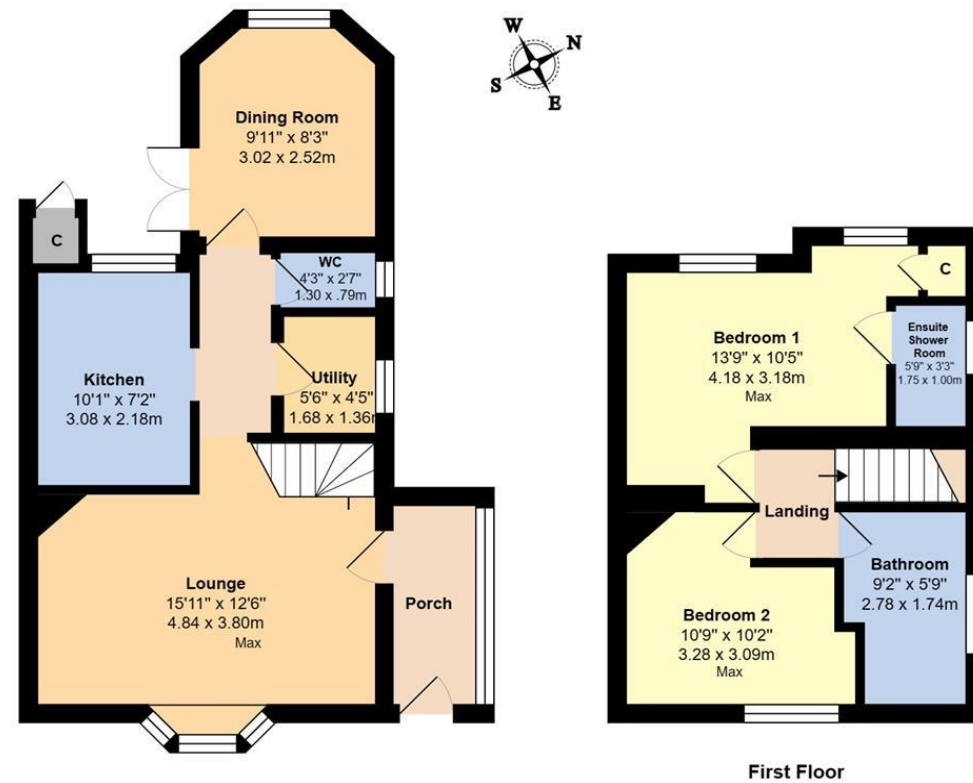


**2 Yapton Gates, North End Road,  
Yapton, West Sussex, BN18 0DN  
£340,000 (Freehold)**

**Glyn-Jones**



Total Area: 812 ft<sup>2</sup> ... 75.4 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2024

**Council Tax Band: D**  
**Energy Efficiency Rating: E**  
**Tenure: Freehold**



**An extensively refurbished semi-detached cottage boasting a wonderful westerly outlook over and across fields to the rear.**

Briefly described, the well-appointed accommodation comprises; two bedrooms, the larger of which benefits from a newly installed en suite shower room; a full width lounge with feature fireplace incorporating log burning stove; dining room (formerly conservatory); stylish re-fitted kitchen; separate utility room; spacious first-floor bathroom; and a ground floor cloakroom.

A particular feature of the property is the generous split-level rear garden, which is predominantly set on an appealing westerly facing aspect and incorporates an attached outside storage cupboard, newly laid turf, and side access.

Additional attributes include; significant off-road parking to the front; double glazing; and updated floor coverings throughout.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
01903 770095  
rustington@glyn-jones.com

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

**4.9/5** ★★★★★



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www.glyn-jones.com

## 2 Yapton Gates, North End Road, Yapton, BN18 0DN

“Guide Price” £350,000 (Freehold)

The property is situated approximately 1.25 miles from Yapton village centre, with its useful convenience store, village hall, and large recreation ground.

Furthermore, Yapton CE Primary school is located in close proximity, as well as a local bus service that operates along the road. Access to the A27 is found within approximately 2 miles.



 *...generous split-level rear garden, which is predominantly set on an appealing westerly facing aspect...*



WITH OVER... **500**

COMPANY REVIEWS

At an Average rating of

4.9/5 



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