



Guide Price

£275,000

Freehold

3x  1x  2x 

**The Millers, Yapton,
West Sussex BN18**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Situated within a desirable cul de sac in a popular village, close to shops, schools and doctors
- Ideal family home
- Garage and allocated parking space
- Conservatory overlooking rear garden with sunny aspect
- Flexible bedroom space with home office potential

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge Area: 14'9 x 11'6 (4.50m x 3.51m)
 Dining Area: 8'11 x 8'4 (2.72m x 2.54m)
 Kitchen: 8'11 x 6'1 (2.72m x 1.86m)
 Conservatory: 12'10 x 7'10 (3.91m x 2.39m)

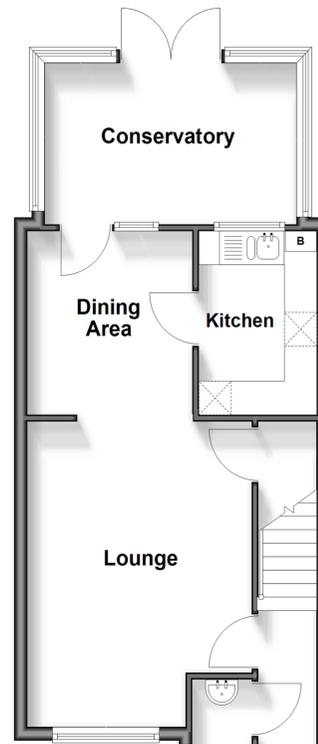
FIRST FLOOR

First Floor Landing
 Bedroom 1: 11'11 x 8'5 (3.63m x 2.57m)
 Bedroom 2: 10'11 x 8'6 (3.33m x 2.59m)
 Bedroom 3: 6'7 x 6'0 (2.01m x 1.83m)
 Bathroom: 6'0 x 5'6 (1.83m x 1.68m)

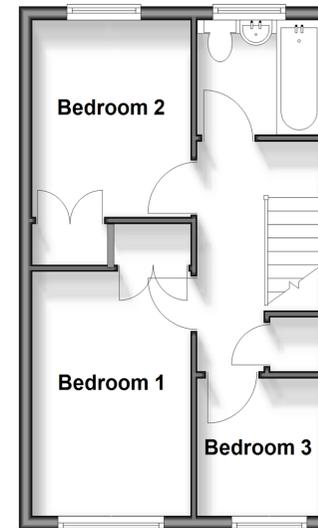
OUTSIDE

Garage: 17'8 x 8'7 (5.39m x 2.62m)
 Garden to Front and Rear

Ground Floor
 Approx. 44.8 sq. metres (482.2 sq. feet)



First Floor
 Approx. 33.0 sq. metres (355.3 sq. feet)



Outbuilding
 Approx. 14.1 sq. metres (152.2 sq. feet)



Call Arundel - 01903 884420 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



23217983/20260103/RH/DW