



1 Goodhew Close, Yapton, BN18 0JA

£375,000 Freehold



3 Bedrooms



1 Bathroom



2 Reception Rooms

*SW*

Sims Williams

## Key Features

- 3 Bedroom Detached House
- Popular Residential Location
- Lounge/Diner With Conservatory
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Westerly Facing Rear Garden
- Garage With Courtesy Door
- Off Road Parking For Vehicles
- Close To Shops And Transport

## EPC Rating

Current = D

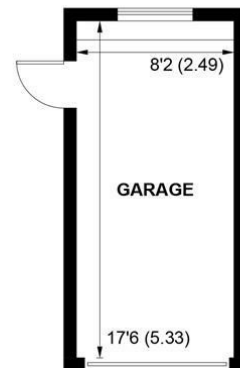
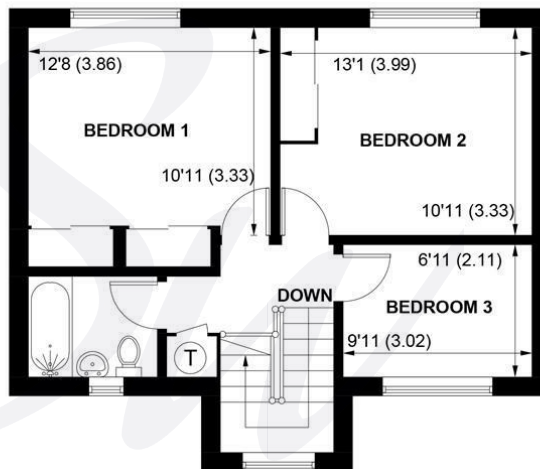
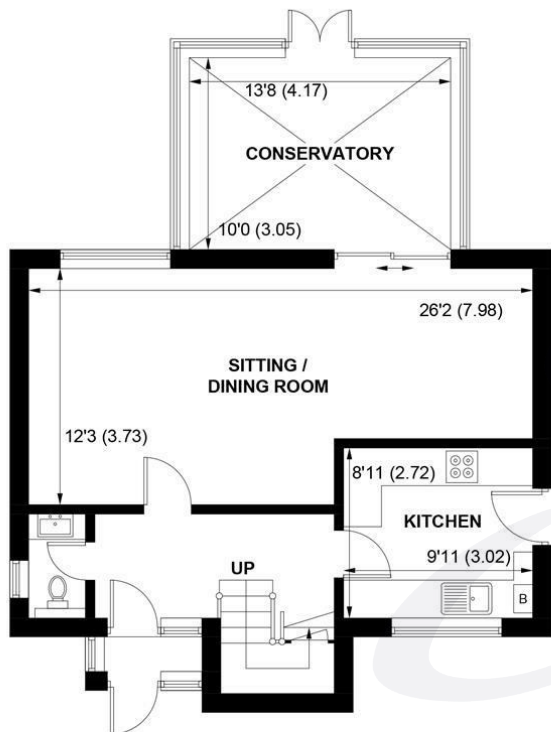
Potential = C

## Council Tax Band

Band = D

## Tenure - Freehold





(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1173 SQ FT / 109.0 SQ M

GARAGE = 144 SQ FT / 13.4 SQ M

TOTAL = 1317 SQ FT / 122.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

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#### WALBERTON

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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.