

**33 Linseed Way, Yapton, Arundel,
West Sussex, BN18 0GJ**
£162,500 Shared Ownership

Glyn-Jones



Total Area: 842 ft² ... 78.2 m²

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 1st Image 2026

Tenure: Leasehold – We are advised that there are approximately 121 years remaining on the lease (125 years from 31/03/2022) **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance Fee: £263.20 per annum 2026

Monthly Rent: £538.27 2026

Energy Efficient Rating: B | Council Tax Band: C



Enjoy contemporary living with this beautifully presented two-bedroom semi-detached house, available on a 50% shared ownership basis.

Pleasantly situated within this modern development in the heart of Yapton, the property is tastefully finished and impeccably maintained throughout and offers bright and spacious accommodation perfect for first-time buyers, professional couples or anyone seeking an affordable route onto the property ladder.

Step inside to a welcoming lounge, ideal for relaxing evenings, and a stylish kitchen/dining room complete with an array of modern units and plenty of space for a dining table and chairs—perfect for entertaining friends or family. Open the double doors to a delightful, enclosed rear garden, mostly laid to lawn with a handy timber shed fitted with power and a paved seating area.

Upstairs, there are two generous double bedrooms. The main bedroom boasts an en-suite shower room and WC for added privacy, while the main bathroom features a contemporary white suite.

Externally, the property features; useful gated side access and two allocated parking spaces. Additional features include a ground floor cloakroom; gas central heating and double glazing 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.

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Rustington Office
01903 770095
rustington@glyn-jones.com

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Linseed Way is conveniently situated, close to local amenities including local shopping facilities and schools. The village is served well by local bus routes connecting you to nearby towns such as Arundel or across to the mainline railway station of Barnham with easy links into Brighton, Chichester or further afield to London. Beautiful beaches are within easy reach and many activities suitable for the whole family are easily accessible.

Viewing is highly advised, book yours today to avoid disappointment.



 Offering bright and spacious accommodation throughout

