



45 Goodhew Close

Yapton | Arundel | West Sussex | BN18 0JA

Price £395,000

Freehold

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HO395 - 03/26

Features

- **Detached 3 Bedroom Family Home**
- **Cul-De-Sac Setting Close to Bus Routes**
- **Refitted Kitchen, Bathroom & Cloakroom**
- **On-Site Parking for 3 Cars plus a Detached Garage**
- **Fully Enclosed Southerly Rear Garden**
- **987.1 Sq Ft / 91.7 Sq M**

Tucked towards the far end of a residential cul-de-sac, in a non-through road location, this detached family home has been tastefully and sympathetically improved by the current owners and is offered for sale in a ready to move into condition.

The bright and airy accommodation comprises: entrance hall, ground floor cloakroom/wc, front aspect refitted kitchen, full width open plan living/dining room at the rear, first floor landing, three bedrooms and an updated family bathroom.

The property also offers double glazing, a gas heating system via radiators and modern combination boiler, on-site parking for approximately three vehicles, a detached garage with adjoining store and a fully enclosed established southerly rear garden.

A storm porch with courtesy light protects the double glazed front door with flank natural light panel which opens into a welcoming entrance hall, with wood laminate flooring, an easy-rise staircase leads to the first floor with natural light window to the front over the half landing and useful under-stair storage cupboard, along with coat hanging space. Replacement glazed casement style doors lead from the hall to the living room and kitchen, while a further door leads into the refitted ground floor cloakroom which has a wash basin with storage under, enclosed cistern wc with storage over, extractor and window to the side.

The well appointed kitchen has a window to the front, double glazed door to the side, wood laminate flooring and has been tastefully refitted to provide a comprehensive range of units complemented with Quartz work surfaces incorporating a 1 1/2 bowl sink unit with mixer tap, integrated electric 'flex zone' induction hob with concealed hood over, eye level twin oven/grill with cupboard under housing the modern electric consumer unit, space for a free standing fridge/freezer, space and plumbing for a dishwasher and washing machine, pull out shelved pantry rack, serving hatch through to the dining area and wall mounted cupboard housing the gas combination boiler.

The generous full width open plan living/dining room has wood laminate flooring and two sets of French doors to the rear providing access into the rear garden, along with a serving hatch in the dining area through to the kitchen.



The first floor landing has the original wood flooring and a useful built-in linen/storage cupboard. Doors lead to the three bedrooms and refitted family bathroom. Bedrooms 1 and 2, which are both good size double rooms, are both positioned at the rear of the property, both with wood flooring, windows to the rear and both with built-in wardrobes. Bedroom 2 has an access hatch to the loft space. Bedroom 3, which is currently utilised as a home office/hobbies room, has wood flooring and a window to the front. In addition, there is an updated family bathroom with refitted suite of bath with dual shower unit over and fitted glazed shower screen, wash basin with storage under, mist free medicine cabinet with integral shaver point, enclosed cistern wc, large heated towel rail and window to the front.

Externally, the front of the property is predominantly laid to hard stand with a gravel area, providing on-site parking for approximately 3 vehicles. The detached garage has an up and over door at the front, power and light and an adjoining store at the rear. The fully enclosed southerly rear garden has a lawn with mature shrubs and trees providing screening at the rear, flower and shrub beds, timber summer house and paved patio. A pathway at the side housing the meters leads to a gate to the front.

Current EPC Rating: D (62)

Council Tax: Band D £2,449.31 (Arun District Council / Yapton 2026-2027)



Ground Floor

Main area: approx. 45.8 sq. metres (493.5 sq. feet)

Plus garages, approx. 13.4 sq. metres (143.7 sq. feet)
Plus outbuildings, approx. 7.2 sq. metres (77.3 sq. feet)



Main area: Approx. 91.7 sq. metres (987.1 sq. feet)

Plus garages, approx. 13.4 sq. metres (143.7 sq. feet)
Plus outbuildings, approx. 7.2 sq. metres (77.3 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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