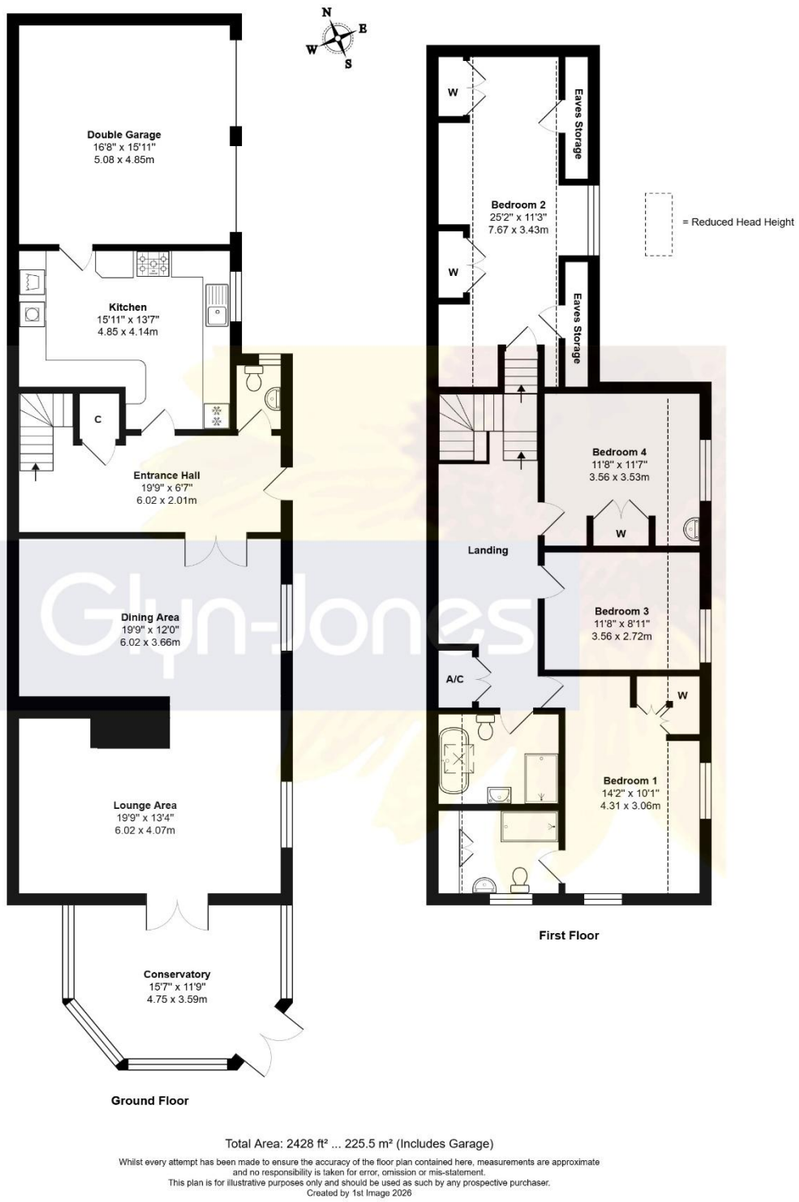


Total Area: 2428 ft² ... 225.5 m² (Includes Garage)

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

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Glyn-Jones

Littlehampton Office
01903 739000
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Eucalyptus House, Yapton
BN18 0EW
£525,000 Freehold

Glyn-Jones



Eucalyptus House is an attractive flint-fronted family home, built in the mid-1990s and thoughtfully designed to complement its neighbouring surroundings. Offered for sale with no onward chain, the property has remained in the same family since new and now presents an excellent opportunity for a buyer to update and personalise to their own taste.

The well-proportioned accommodation comprises four spacious bedrooms, including a principal bedroom with en-suite shower room, two open-plan reception rooms divided by a feature fireplace, a south-facing conservatory, a modern kitchen and family bathroom. An integral double garage completes the layout.

The property is approached via a gated entrance leading to a beautifully paved driveway providing parking for several vehicles. The raised front garden enjoys an easterly aspect and is retained by a low wall, with mature shrubs, and striking eucalyptus trees creating an attractive and established setting. To the rear, the south-facing garden benefits from a sunny outlook throughout the day.

Further benefits include gas central heating (with the boiler replaced within the last year), wooden-framed double glazing, a ground-floor cloakroom and ample storage throughout. This is a truly unique home, ideally situated in a highly sought-after part of Yapton village.

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£525,000 Freehold







Energy Efficient Rating: C (72)

Council Tax Band: G

NOTE – For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advise and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

Yapton boasts a strong community feel, local primary school options, village amenities and traditional pubs/cafés within a few hundred yards walking distance. The locale is ideal for families and professionals seeking a quiet yet connected lifestyle. Arundel's historic town centre with boutique shops, cafés and cultural attractions including Arundel Castle can be found within approximately 2 miles.

Surrounded by attractive countryside and close to coastal towns like Littlehampton and Bognor Regis, the area blends tranquillity with outdoor living opportunities, excellent broadband coverage and convenient commuting to nearby employment hubs.







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