



## 52 Goodhew Close, Yapton, Arundel, BN18 0JA

Offers Over £395,000

- Superbly Presented Three Bedroom Detached House
- 26'2 Lounge/Dining Room Overlooking Garden
- Popular Residential Location In Village
- Chain Free
- Corner Plot With Garage & Driveway
- 16'5 Beautifully Refitted Kitchen
- Ground Floor Cloakroom
- Southerly Aspect Rear Garden
- Three Double Bedrooms
- Viewing Highly Recommended To Appreciate Property Condition

# 52 Goodhew Close, Arundel BN18 0JA

Nestled in the charming village of Yapton, Arundel, this delightful detached house on Goodhew Close offers a perfect blend of comfort and convenience. Spanning an impressive 1,071 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout of the house is thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms. The single bathroom is conveniently located, catering to the needs of the household.

Built in 1975, this property has been well-maintained and offers a wonderful opportunity for buyers looking to make their mark. The surrounding area is known for its picturesque scenery and community spirit, making it a desirable location for those who appreciate a tranquil lifestyle while still being within easy reach of local amenities.

With its blend of modern living and classic charm, this detached house is a fantastic opportunity for anyone looking to settle in a lovely part of West Sussex. Don't miss the chance to make this house your home.



Council Tax Band: D

Tenure: Freehold



**LOUNGE/DINING ROOM**

26'2x12'3

**KITCHEN**

16'5x9'9

**BEDROOM 1**

12'8x11'00

**BEDROOM 2**

13'00x11'00

**BEDROOM 3**

10'00x6'9

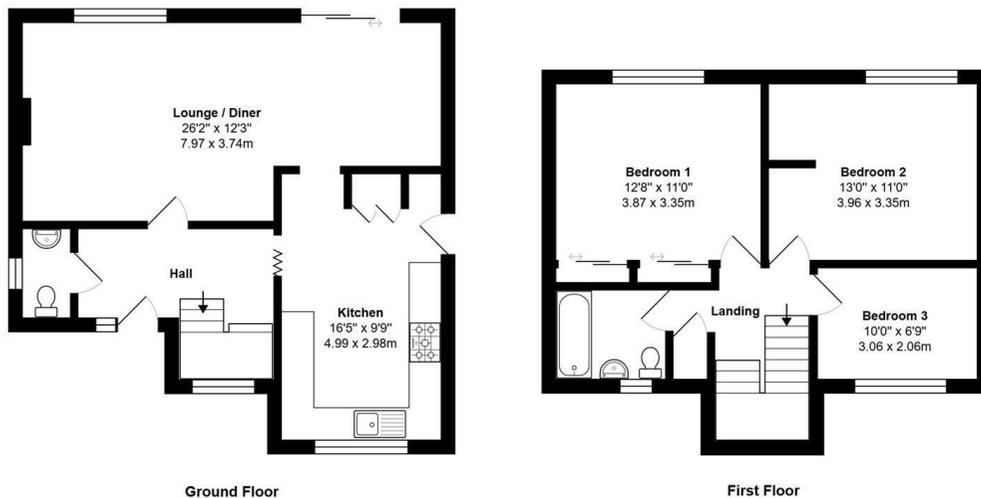
**BATHROOM**

6'8x5'4

**GARAGE**

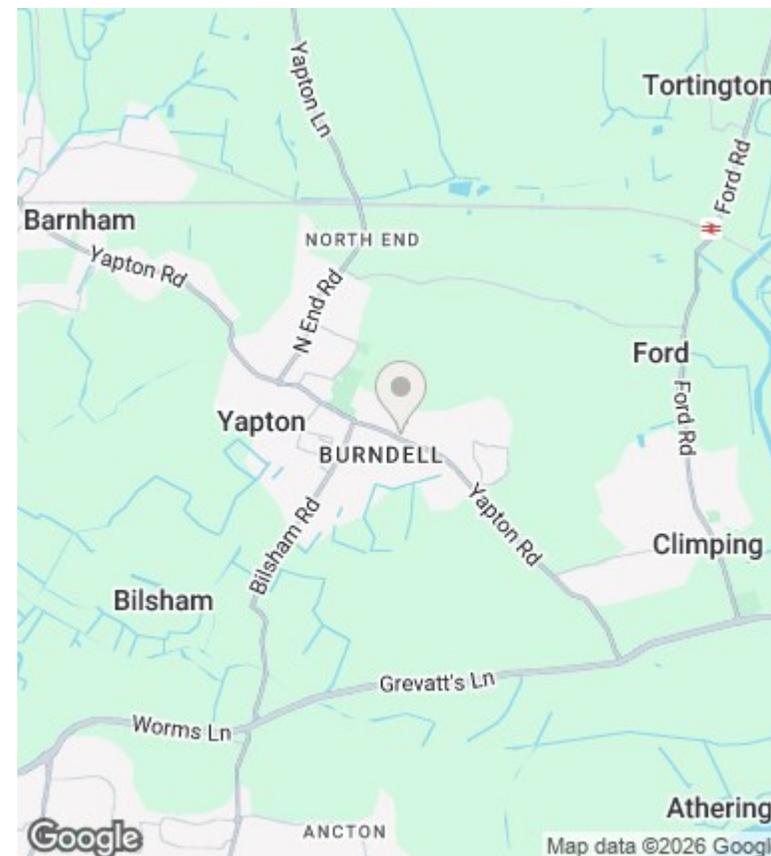
17'6x8'3





Total Area: 1152 ft<sup>2</sup> ... 107.0 m<sup>2</sup>

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.