# 54 Linseed Way, Yapton, Arundel, West Sussex BN18 0GJ
# £365,000 Freehold






Total Area: 1073 ft² ... 99.6 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

**Well-Proportioned Three-Bedroom Detached Home | Built By Bovis Homes In 2020 | Spacious + Well-Planned Accommodation | Generous South/East Facing Rear Garden | Detached Garage + Driveway | Owned Solar Panels | Electric Vehicle Charging | Welcoming Entrance Hall | Generously Sized Living Room | Impressive Kitchen/Dining Room With Patio Doors To The Enclosed Rear Garden | Convenient Ground Floor Cloakroom + Storage Cupboard | Spacious Master Bedroom With En-Suite Shower Room | Two Further Well-Proportioned Bedrooms - One With Built-In Storage | Family Bathroom | Enclosed Rear Garden Laid Predominantly To Lawn With Gate To Front | Ideally Situated - Close To Amenities, Transport Links + Schools | Viewing Highly Advised**

Glyn-Jones & Company are pleased to present to the market this well-proportioned three-bedroom detached home, built by Bovis Homes in 2020. Offering spacious and well-planned accommodation throughout, the property benefits from a generous south/east facing rear garden, detached garage with driveway parking, owned solar panels and an electric vehicle charging point, making it an excellent choice for a range of buyers.

Council Tax Band: D | Energy Performance: B

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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.

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## £365,000







The location offers the best of village living, with a peaceful setting while remaining close to a range of everyday amenities. Yapton provides local shops, schools, a village hall, recreation grounds and a local park, while nearby Barnham offers further amenities together with a railway station providing services towards Chichester, Brighton and London. The surrounding area also provides easy access to the beautiful Sussex coastline, countryside and a variety of popular towns and villages. There are a range of schools for all age ranges close by, easily accessible by varying modes of transport including local bus routes.

Combining spacious accommodation with excellent outside space, convenient parking and a range of desirable features, this is a superb opportunity to acquire a well-equipped detached family home in a convenient village location. Viewing is highly advised to appreciate everything this property has to offer.

The accommodation begins with a welcoming entrance hall leading into the generously sized living room, a bright and comfortable space ideal for relaxing. To the rear of the property, the impressive kitchen/dining room forms the heart of the home, with patio doors opening out to the enclosed rear garden. The kitchen is fitted with a range of base and eye-level units, integrated appliances and additional space for freestanding appliances. A convenient ground floor cloakroom and storage cupboard complete the ground floor.

Upstairs, the spacious master bedroom benefits from its own en-suite shower room, while two further well-proportioned bedrooms are served by a family bathroom. The layout provides excellent flexibility for family living, guests or those looking to create a dedicated home office.

Outside, the enclosed south/east facing rear garden provides a private and enjoyable space for outdoor dining, entertaining and relaxing. Laid predominantly to lawn, the garden also benefits from a gate providing access to the front of the property. Here, a detached garage with driveway parking directly in front offers convenient off-road parking and excellent additional storage. The owned solar panels and electric vehicle charging point are further benefits, providing useful energy-efficient features.







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