Clarkes

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Asking Price

£250,000

Freehold

32 Lewis Lane, Yapton, BN18 0TY





- Mid terrace house
- 2 Double bedrooms
- Low maintenance garden
- Allocated parking
- Investment opportunity

http://www.clarkesestates.co.uk

TEL: 01243 861344

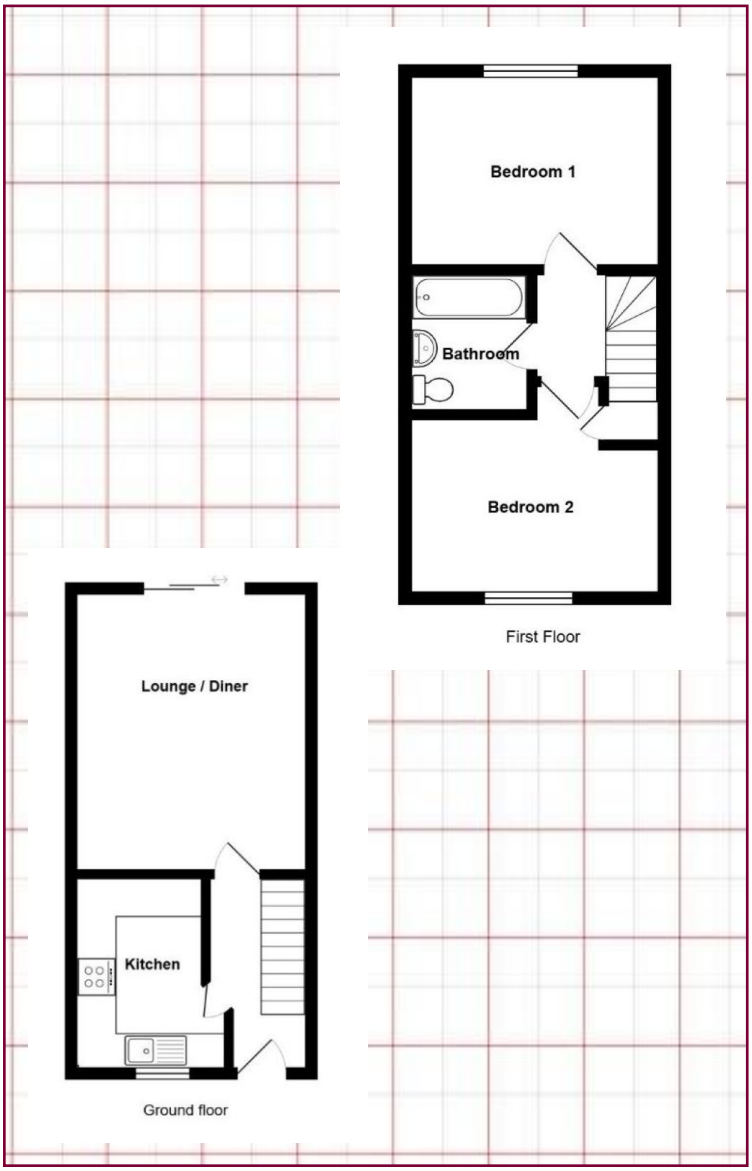


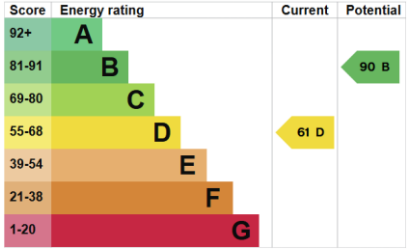
What the agent says ... “ ”

Located on a popular residential estate in Yapton, is this 2-bedroom mid terrace home. The accommodation comprises lounge/diner, kitchen, main bedroom, second double bedroom and bathroom. There is a garden to the rear which is laid to easy maintenance astro turfing and decking.

Internally the property would benefit from redecoration and replacement carpets. It has an upstairs bathroom and a modern-style kitchen.

The property benefits from 2 allocated parking spaces in the shared carpark at the rear, which is accessed via a square, covered archway.





Accommodation

Lounge Diner - 4.32m x 3.59m (14'2" x 11'9")
Kitchen - 2.97m x 2.32m (9'8" x 7'7")
Bedroom 1 - 3.57m x 2.68m (11'8" x 8'9")
Bedroom 2 - 3.56m x 2.53m (11'8" x 8'3")
Bathroom - 1.93m x 1.67m (6'3" x 5'5")

Tenancy Information:
The property is currently tenanted with the monthly rental income at £1,150. The current tenants would like to stay in the property if possible but the minimum term for this tenancy would expire in February 2027 if notice was to be issued in October 2026.

Material Information

Council Tax: Arun District Council Band B
Property Type: Mid terrace house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric Night Storage
Broadband: ADSL
Parking: Allocated
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.
On 24/09/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	3 mbps	0.4 mbps	
Superfast	✓	52 mbps	8 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details

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