



Clarkes

Service you deserve. People you trust.

Asking Price

£290,000

Freehold

47 Blenheim Road, Yapton, BN18 OHH



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk>

01243 861344



- 3 Bed end of terrace house
- Cul-de-Sac location
- Conservatory
- Kitchen/diner
- Generous driveway



Accommodation

Kitchen/Diner - 4.7m x 5.23m (15'5" x 17'1")

(width narrowing to 3.79)

Utility Room - 1.66m x 1.16m (5'5" x 3'9")

Living Room - 4.75m x 3.56m (15'7" x 11'8")

Conservatory - 3m x 3.56m (9'10" x 11'8")

Bedroom 1 - 4.36m x 3.15m (14'3" x 10'4")

Bedroom 2 - 2.88m x 2.64m (9'5" x 8'7")

Bedroom 3 - 2.05m x 2.87m (6'8" x 9'4")

Bathroom - 2.71m x 2.02m (8'10" x 6'7")

What the agent says... “,, Material Information:

Tucked away in a peaceful cul-de-sac in the village of Yapton, this beautifully presented three-bedroom end of terrace house offers generous living space, modern finishes, and exceptional parking for up to four cars on its private driveway.

Upon entering, the entrance porch leads into a stylish kitchen/diner, featuring an integrated double oven, 5-ring gas hob, dishwasher, and fridge freezer – perfect for everyday family living and entertaining. A useful utility area provides additional storage and space for white goods.

A spacious living room flows seamlessly to the garden via double doors and opens into a large, bright conservatory, ideal as a dining space or relaxing sunroom.

Upstairs, you'll find three well-proportioned bedrooms, two of which benefit from fitted storage. The third bedroom is perfect as a child's room, or home office. Outside, the garden wraps around to the rear and side providing plenty of outdoor space, with gated access leading directly to the driveway at the front.

This charming home combines a quiet, tucked-away position with practical modern living - an ideal choice for families, first-time buyers, or those seeking a peaceful village setting.

Council Tax: Arun District Council Band B
 Property Type: Purpose built house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Driveway
 Restrictions: None

On 10/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up		
Standard	✓	8 mbps	0.9 mbps		
Superfast	✓	37 mbps	6 mbps		
Ultrafast	✓	1000 mbps	1000 mbps		
Mobile	Indoor		Outdoor		
	Voice	Data	Voice	Data	
EE	Good	Good	Good	Good	
Three	Limited	Limited	Good	Good	
O2	Limited	Limited	Good	Good	
Vodafone	Limited	Limited	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.

