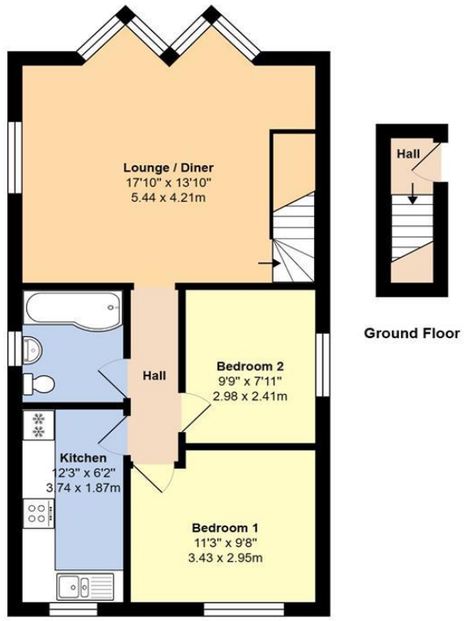


Total Area: 648 ft² ... 60.2 m²

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 Jtm 2024

**PROPERTY INFORMATION**
Council Tax Band - B
Energy Efficiency Rating - B
Tenure – Share of Freehold
Lease – A new lease will be granted upon completion.
Maintenance – Ad hoc
Private Road Charge £125 per annum
We recommend you have this verified by your legal representative at your earliest convenience.

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.

WITH OVER... 500 COMPANY REVIEWS NOW RECEIVED
At an Average rating of 4.9/5

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 carpets and furnishings.

Glyn-Jones

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

# 1 Merry House, Main Road, Yapton
# Arundel, West Sussex, BN18 0EY
## £170,000 – Share of Freehold

Glyn-Jones

**Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this purpose built first floor apartment which was constructed in 2015. The property is in a small tucked away position, just off Main Road shopping precinct and is accessed via Kings Close.**

The accommodation comprises of a private entrance, a hallway with stairs to the first floor into a dual aspect lounge/diner, an inner hallway leading to a fitted kitchen/breakfast room with integral appliances, a modern bathroom and two bedrooms. The property benefits from gas fired central heating, double glazing, neutral décor and share of freehold.

Externally there is a private garden situated to the side of the property which is low maintenance and an allocated off road parking space to the front.

In our opinion this would make an excellent investment/first time purchase opportunity.

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com

## 1 Merry House, Main Road, Yapton, Arundel, West Sussex, BN18 0EY

# £170,000 – Share of Freehold

Yapton is perfectly situated in the semi-rural location of the 'Six Villages' nestled between the South Downs and the sea. Boasting large conservation areas and numerous listed buildings adding character and charm, the village is steeped in local history, whilst also makes way for modern living with new developments bringing a breath of fresh air.

Yapton offers a small selection of local amenities perfect for day-to-day needs including (yet not limited to) a convenience store, and pharmacy. A range of more comprehensive facilities can be found within easy reach thanks to 4 different bus routes running through the village as well as Barnham or Ford train station a mere 5/7-minute drive away.

Yapton's situation ensures that you can never be bored, with activities and places of interest to suit anybody's needs all within an easy 10-mile radius of the village. Enjoy a 'day at the races' at Fontwell Racecourse or Goodwood, both highly regarded establishments with many travelling afar for their world class events. Or perhaps a 'day out with the kids' with an abundance of both indoor and outdoor activities suitable for all ages, including an array of museums, beaches and leisure centres to name just a few. Yapton is also perfect for those wanting to avoid the hustle and bustle of nearby locations such as Chichester, yet still within a comfortable proximity to them, since it falls within the postcode area of Arundel, famous for its historic feel with the grand castle and cathedral being the focal point of the town. Nearby areas such as Slindon provide tranquillity thanks to its picturesque walks and hike routes: notably the striking bluebell woods.

WITH OVER... 500 COMPANY REVIEWS
At an Average rating of 4.9/5
Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com