Clarkes

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Offers Over

£400,000

Freehold

34 Downview Close, Yapton, BN18 0LD



















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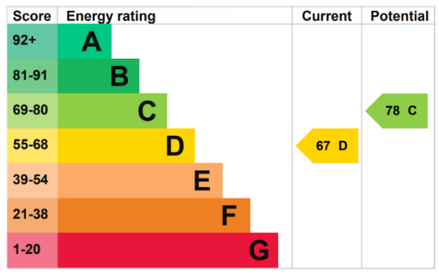

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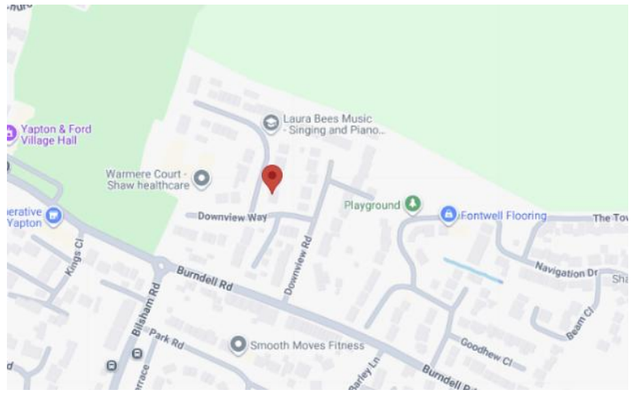
IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate 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, fittings 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.



- **4 Bedroom semi-detached**
- **Cul-de-Sac location**
- **Downstairs WC**
- **Substantial rear garden**
- **Off road parking**
- **No forward chain**



Accommodation

Lounge Diner - 3.19m x 8.19m (10'5" x 26'10")

Kitchen - 2.11m x 3.14m (6'11" x 10'3")

Breakfast Room - 2.42m x 1.99m (7'11" x 6'6")

Utility Room - 2.64m x 1.96m (8'7" x 6'5")

Downstairs WC - 0.88m x 1.06m (2'10" x 3'5")

Downstairs Bedroom - 2.74m x 4.88m (8'11" x 16'0")

Ensuite - 2.42m x 1.67m (7'11" x 5'5")

Study - 3.29m x 3.07m (10'9" x 10'0")

Bedroom 1 - 4.42m x 2.64m (14'6" x 8'7")

Bedroom 2 - 3.03m x 2.27m (9'11" x 7'5")

Bedroom 3 - 2.19m x 2.8m (7'2" x 9'2")

Main Bathroom - 2.55m x 1.69m (8'4" x 5'6")

What the agent says... "" Material Information:

PLANNING POTENTIAL!
Located in a popular residential cul-de-sac is this 4-bedroom detached family home. The property has recently achieved planning permission for a second storey extension, providing an additional double bedroom with en-suite bathroom to the already significantly extended accommodation to the side.

The property now comprises; a large and open plan lounge/diner, kitchen with a square arch leading to the breakfast room, a downstairs WC, separate utility room, study, and a downstairs bedroom with a Jack 'n' Jill style ensuite. Upstairs are three further bedrooms and the main bathroom.
The layout will readily support use as 5 bedrooms for those that need them, with two of those rooms on the ground floor.

Outside, the rear garden is unusually large; a whopping 15 x 11 metres of space, and the front garden has off-road parking on a concrete drive with a further area for additional vehicles where required.

The property is best described as a large family home that would benefit from a programme of some modernisation and refurbishment. Improvements to include kitchen, bathrooms, redecoration throughout and at least some of the windows. The accommodation will suit families and / or those who work from home. Ideally the buyers will be keen DIY enthusiasts.

Council Tax: Arun District Council Band C
Property Type: Purpose built house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Off-road Parking
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

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

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	Good	Good
Three	Limited	Limited	Good	Good
O2	Variable	Variable	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.

