





Foundry Road
West Sussex
BN18 0HE

Offers in Excess of £
260,000.00

bettermove

Foundry Road - West Sussex

Bettermove are proud to present this 2 bedroom terraced house in Yapton, available with no forward chain.

The property benefits from double glazing, underfloor heating, and gas central heating, and throughout, with off street parking available via the private driveway.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious open-plan living and dining area with skylights and bi-fold doors providing direct access to the rear garden, alongside a modern fitted kitchen featuring stone worktops and integrated appliances. The first floor consists of two generously sized double bedrooms and a family bathroom. The exterior boasts a generous, beautifully landscaped rear garden with a spacious decked area, pergola, paved patio and outdoor bar, perfect for enjoying the summer months.

Located in the popular village of Yapton, West Sussex, the property is conveniently situated close to a range of local amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport connections can be found from nearby Barnham railway station, offering mainline services to London and the South Coast, alongside the A27 providing convenient road access to Brighton, Chichester, Southampton and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	1	2	Freehold

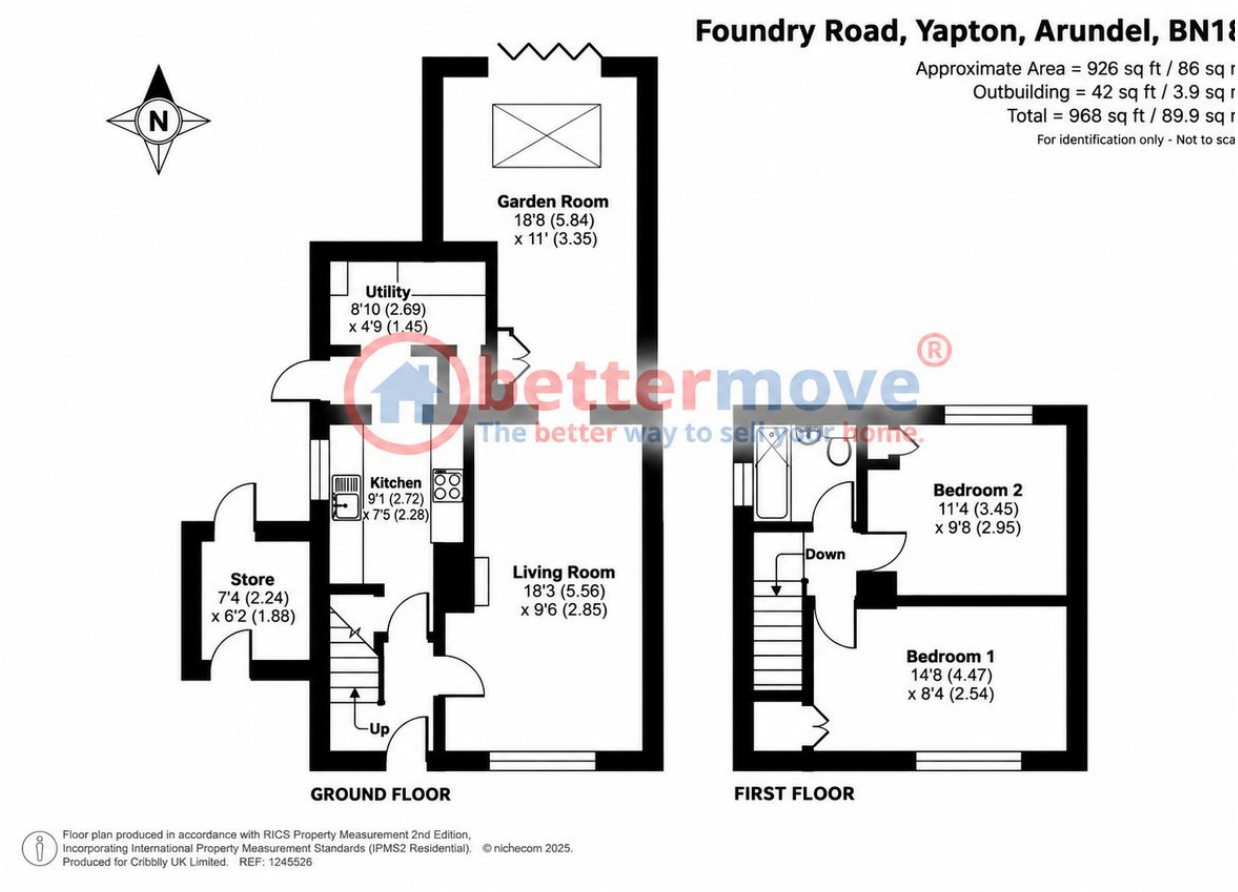








Floor Plan


Foundry Road, Yapton, Arundel, BN18
Approximate Area = 926 sq ft / 86 sq r
Outbuilding = 42 sq ft / 3.9 sq r
Total = 968 sq ft / 89.9 sq r
For identification only - Not to sca
N
Garden Room
18'8 (5.84)
x 11' (3.35)
Utility
8'10 (2.69)
x 4'9 (1.45)
Kitchen
9'1 (2.72)
x 7'5 (2.28)
Store
7'4 (2.24)
x 6'2 (1.88)
Living Room
18'3 (5.56)
x 9'6 (2.85)
Up
GROUND FLOOR
Bedroom 2
11'4 (3.45)
x 9'8 (2.95)
Down
Bedroom 1
14'8 (4.47)
x 8'4 (2.54)
FIRST FLOOR
bettermove®
The better way to sell your home.
Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	67	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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