



## 65 Loveys Road, Yapton, Arundel, BN18 0HQ

£235,000

- Chain Free
- 17'1 x 9'4 Kitchen Diner
- Ground Floor Cloakroom
- Viewing Recommended
- Three Bedroom Terraced Home
- 15'7 x 11'8 Lounge
- Low Maintenance Rear Garden With Gate Access
- In Need of Updating, Offering Buyer to Add Their Own Stamp to Property
- Three Good Size Bedrooms
- Convenient Location - Close To Local Amenities & Bus Routes

# 65 Loveys Road, Arundel BN18 0HQ

Offered for sale with no onward chain, this three bedroom terraced home provides a fantastic opportunity for a buyer looking for a property they can update and make their own. Whilst the property would benefit from some modernisation, it offers good-sized accommodation and plenty of scope to add your own style and personal touch.

The ground floor features a 15'7 x 11'8 lounge, providing a comfortable main reception space, together with a generous 17'1 x 9'4 kitchen/diner, ideal for everyday living and entertaining. There is also a useful ground floor cloakroom.

Upstairs are three good-sized bedrooms, along with the family bathroom, offering well-proportioned accommodation for families, first-time buyers or those looking for a project.

To the rear is a low-maintenance garden with gate access, providing an easy outdoor space to enjoy without extensive upkeep.

The property is conveniently located close to local amenities, bus routes and everyday essentials, making it a practical choice for a range of buyers. Viewing is highly recommended to appreciate the space and potential this home has to offer.



Council Tax Band: B

Tenure: Freehold



Lounge

15'7 x 11'8

Kitchen / Diner

17'1 x 9'4

Conservatory

11'1 x 6'5

Downstairs WC

4'6 x 2'8

Bedroom 1

8'7 x 13'6

Bedroom 2

8'8 x 12'8

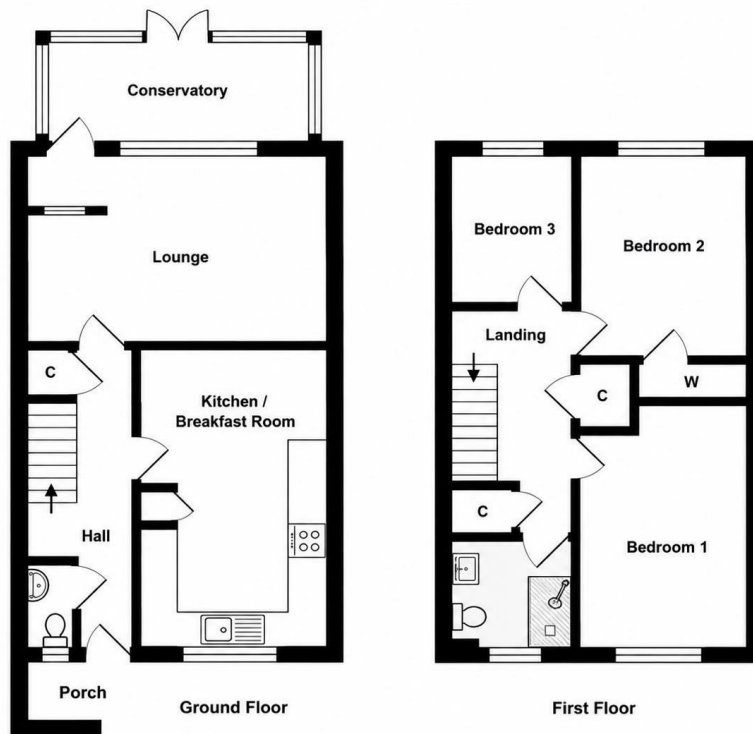
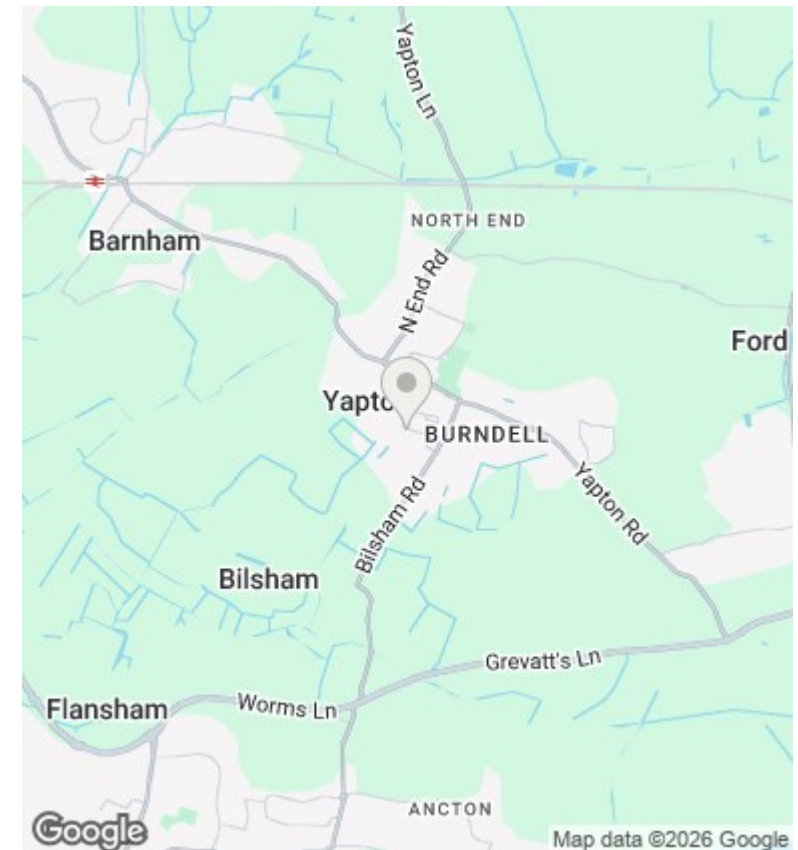
Bedroom 3

6'7 x 9'8

Bathroom

6'7 x 7'2





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.