

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£200,000

Leasehold

Church Road, Yapton, Arundel, BN18 0EN



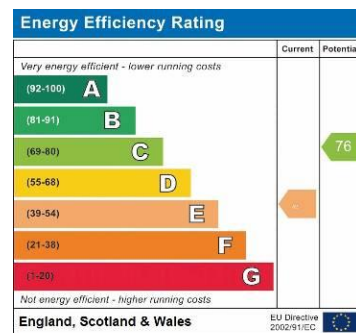
Book a Viewing

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01243 861344



- 2 bedroom 1st floor apartment
- Attractive period features
- Generous sitting/dining room
- Communal gardens & sheds
- Unallocated off street parking
- Village location



Accommodation

Lounge / Diner: 17' 9" x 13' 0" (5.43m x 3.98m)

Bedroom 1: 13' 0" x 9' 4" (3.98m x 2.86m)

Bedroom 2: 17' 1" x 8' 0" (5.22m x 2.46m)

Kitchen: 8' 3" x 8' 0" (2.53m x 2.45m)

Bathroom: 6' 0" x 4' 11" (1.84m x 1.50m)

Lease Information: The vendor informs us that there are 93 years remaining on the lease, the ground rent is £250 pa and the current maintenance charge is £1200 pa. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

What the agent says... “”

Located in a sought-after quiet lane in Yapton village. This property is well situated for village amenities, with a short walk across the park taking you to the local Co-op, butchers, chip shop and hairdressers. There is also a local primary school and St. Mary's Church is further up the lane. Yapton is conveniently situated in the 5 villages area between Arundel and Chichester and Climping Beach is under 3 miles away.

The property is presented in good decorative order in neutral tones and boasts period features including the high ceilings and large sash windows, making this a light and airy first floor apartment. The apartment has gas central heating and comes with off-road parking (unallocated), communal gardens and sheds.

The accommodation comprises an entrance hall leading to a particularly large reception room, used as a living and dining room. The main reception room benefits from dual aspect windows, including a bay. There are two generous bedrooms and a separate kitchen and bathroom.

Agents Note: The photos displayed have been taken during a previous tenancy and we recommend a viewing to access the current condition of the property.

Buy-to-let Investors: The property is currently let on an AST due to expire in October 2021 at £800 PCM. Average rents have increased since the let was put in place and the tenants have expressed a wish to stay in situ and have agreed to a rent increase upon a new tenancy agreement, producing a yield of approximately 5.1%.

