



Loveys Road, Yapton, West Sussex

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**Tod
Anstee**

Property Consultants

Loveys Road, Yapton, nr Arundel, West Sussex

Situated within a tucked away position with rural views, a well proportioned mid terrace house (approx. 962 sq ft), now requiring updating, with the benefit of a south-facing garden.

sitting room | kitchen/breakfast room | 3 bedrooms | bathroom | entrance hall | cloakroom | porch | garden store | south-facing garden | allocated parking



Distances & Transport:

Village centre/shopping parade: 0.2 miles | Primary School: 0.7 miles |
Barnham Station: 2 miles | Climping Beach: 2.5 miles | Littlehampton: 4.2 miles |
Arundel: 4.9 miles

All distances are approximate and via road (unless otherwise stated)





Description:

Arranged over two floors, with no passing through traffic to the front, this mid terraced property now requires updating throughout. In our opinion the property would be ideal for a first time buyer or as a buy to Let investment, On the ground floor there is a large south-facing sitting room, which opens onto a good sized garden (which slightly fans out to the rear). To the front there is a large kitchen/breakfast room, porch, entrance hall and ground floor cloakroom. Upstairs are three bedrooms, ample storage and a bathroom.

Subject to the usual planning consents the loft area lends itself for conversion to form further accommodation.

Outside and to the rear of the garden, which is laid to lawn, there is a detached garden store and shed. Allocated parking is also provided.



Situation:

The property is situated in a tucked away position off Loveys Road, a residential road on the south western side of Yapton, which has a church, public house, post office, primary school, playing field and playground. The popular beach at Climping is within a couple of miles and the South Downs are a short drive away.

Nearby Littlehampton and Arundel provide facilities which cater for most everyday needs, whilst the towns of Chichester and Worthing both offer an excellent range of shops, restaurants and other facilities. Leisure pursuits are plentiful within the area and include sailing from Littlehampton Marina and Chichester Harbour, golf at Ham Manor and Goodwood, Horseracing at Fontwell and windsurfing from the many beaches of the south coast. Mainline stations at Barnham and Littlehampton provide services to both London (Victoria), Chichester, Gatwick Airport, Brighton and Portsmouth.



viewing strictly by appointment

virtual viewings available upon request

General Information

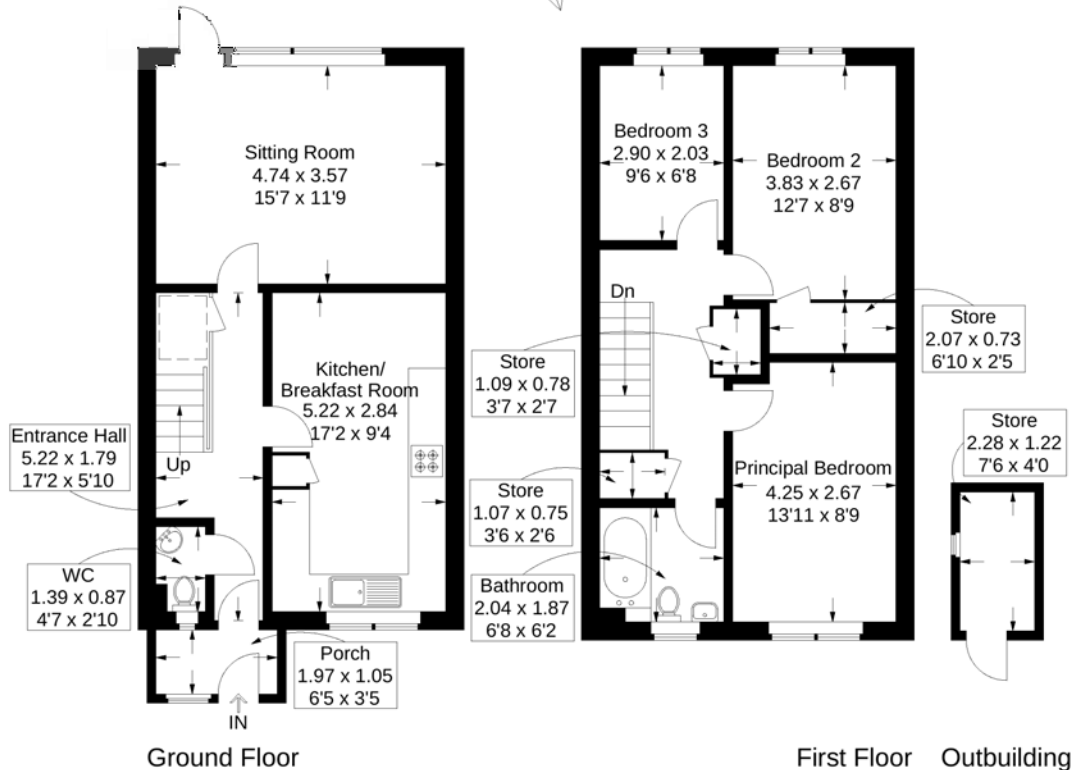
Freehold
EPC Rating: C

Postcode:
BN18 0HQ
Services:
Mains drainage / water
Arun District Council:
01903 737500
West Sussex County Council:
01243 777100

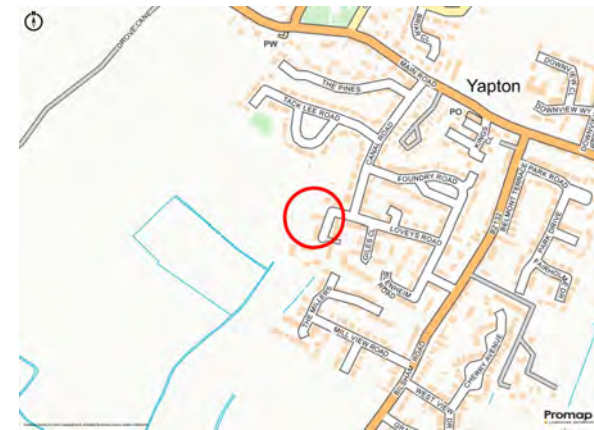


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Approximate Gross Internal Area = 89.4 sq m / 962 sq ft
Outbuilding = 2.8 sq m / 30 sq ft
Total = 92.2 sq m / 992 sq ft



□ = Reduced headroom below 1.5m / 5'0"
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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