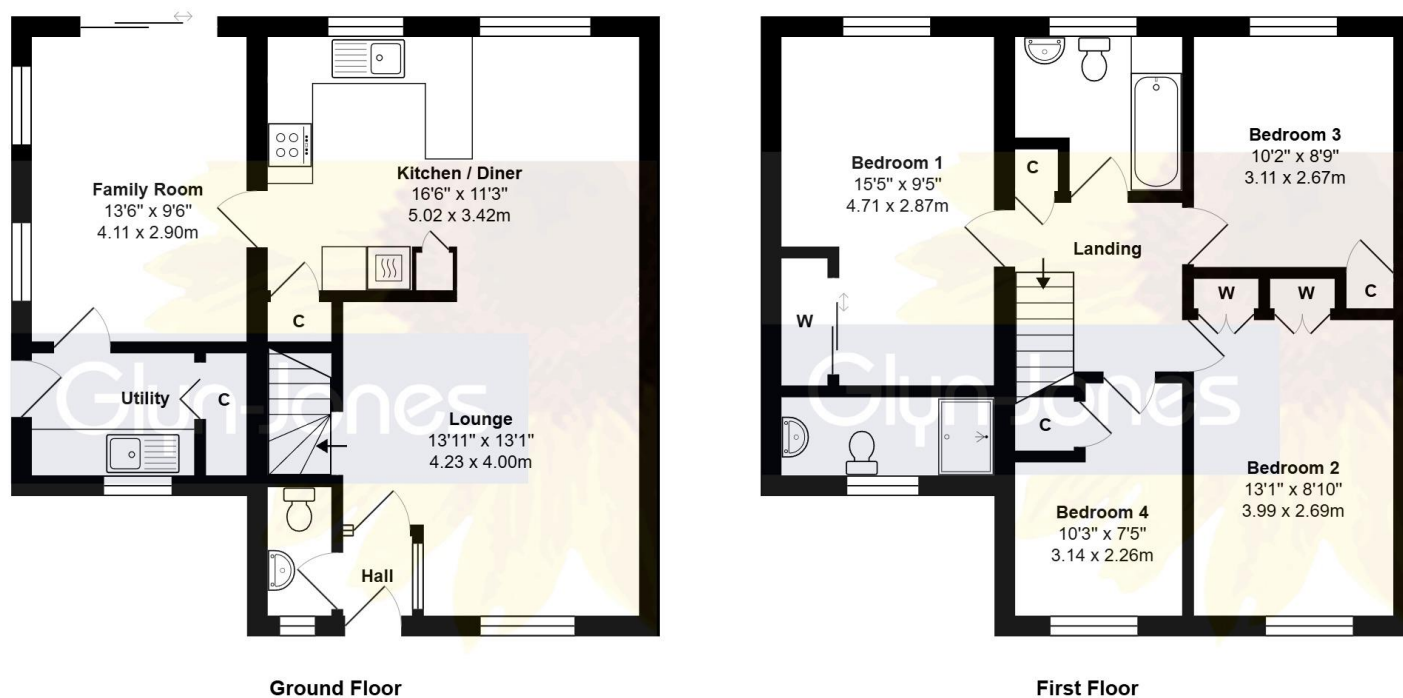


**30 The Pines, Yapton, Arundel,
West Sussex BN18 0EG
£385,000 Freehold**



Total Area: 1253 ft² ... 116.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by 1st Image 2026

Council Tax Band: D | Energy Performance: TBC

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office
01903 739000
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Deceptively Spacious End Of Terrace Home | Four Well Proportioned Bedrooms | Garage With Up-And-Over Door | Gated Private Driveway | Large Rear Garden | Spacious Living Room With Feature Wood Burning Stove | Modern Kitchen/Dining Room With Kitchen Island/Breakfast Bar | Dual Aspect Garden Room | Utility Room With Access To Garden | Ground Floor Cloakroom | Master Bedroom With En-Suite Shower Room | Further Three Bedrooms - All With Built-In Wardrobe/Storage Space | Family Bathroom | Beautifully Presented Throughout | Well Enclosed Rear Garden - Primarily By An Attractive Brick Wall With Buttressed Detailing | Patio Areas | Quiet Tree Lined Cul-De-Sac | Close To Amenities | Semi-Rural Feel | Ample Transport Links: Bus Routes + Mainline Railway Stations Close By | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this deceptively spacious end of terrace property benefiting from four well-proportioned bedrooms, garage, gated driveway and large walled garden.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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£385,000



Throughout, the home is presented in excellent condition, with a tasteful finish that allows for immediate occupation without the need for improvement.

Externally, the rear garden is a standout feature, offering privacy and seclusion. The space is well enclosed, primarily by an attractive brick wall with buttressed detailing. The garden comprises a large lawn space and two separate patio areas ideal for seating and alfresco dining. A small gate leads round to the side of the property where the gated driveway can be found, as well as access into the garage.

Located in the popular village of Yapton, the property is well placed for local amenities including schools, shops and transport links. Nearby Barnham and Ford provide mainline railway stations with direct services to London Victoria whilst Yapton itself is serviced by bus routes, offering easy access to Chichester, Arundel and surrounding areas. The seafront as well as many countryside walks can be found within easy reach.

Viewing is highly advised to fully appreciate everything this property has to offer.

Set within a peaceful and tree lined cul-de-sac, this impressive home offers far more than first meets the eye, having been subject to an extension to create a versatile and expansive layout ideal for family life. The ground floor features a generously sized living room with feature wood burning stove, creating a cosy focal point in the room. The kitchen/dining room has been modernised to form the heart of the home, offering ample room for both cooking and entertaining. The kitchen boasts a range of base and eye level units with integrated appliances as well as a kitchen island which can be used as a breakfast bar. This area also provides plenty of space for a large dining table. A separate dual aspect garden room enjoys a beautiful view across the rear garden and serves as an ideal setting for additional seating/entertaining. A convenient utility room affords further appliance and storage space and is thoughtfully positioned away from the main living area. It also benefits from a patio door leading out to the garden and driveway. A ground floor cloakroom completes this floor.

Upstairs, the property continues to impress with four good sized bedrooms and a family bathroom. The master bedroom benefits from an en-suite shower room, while a further three bedrooms feature built-in wardrobe/storage space. The family bathroom is fitted with a bath with up-and-over shower as well as a toilet, hand basin and heated towel rail.



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