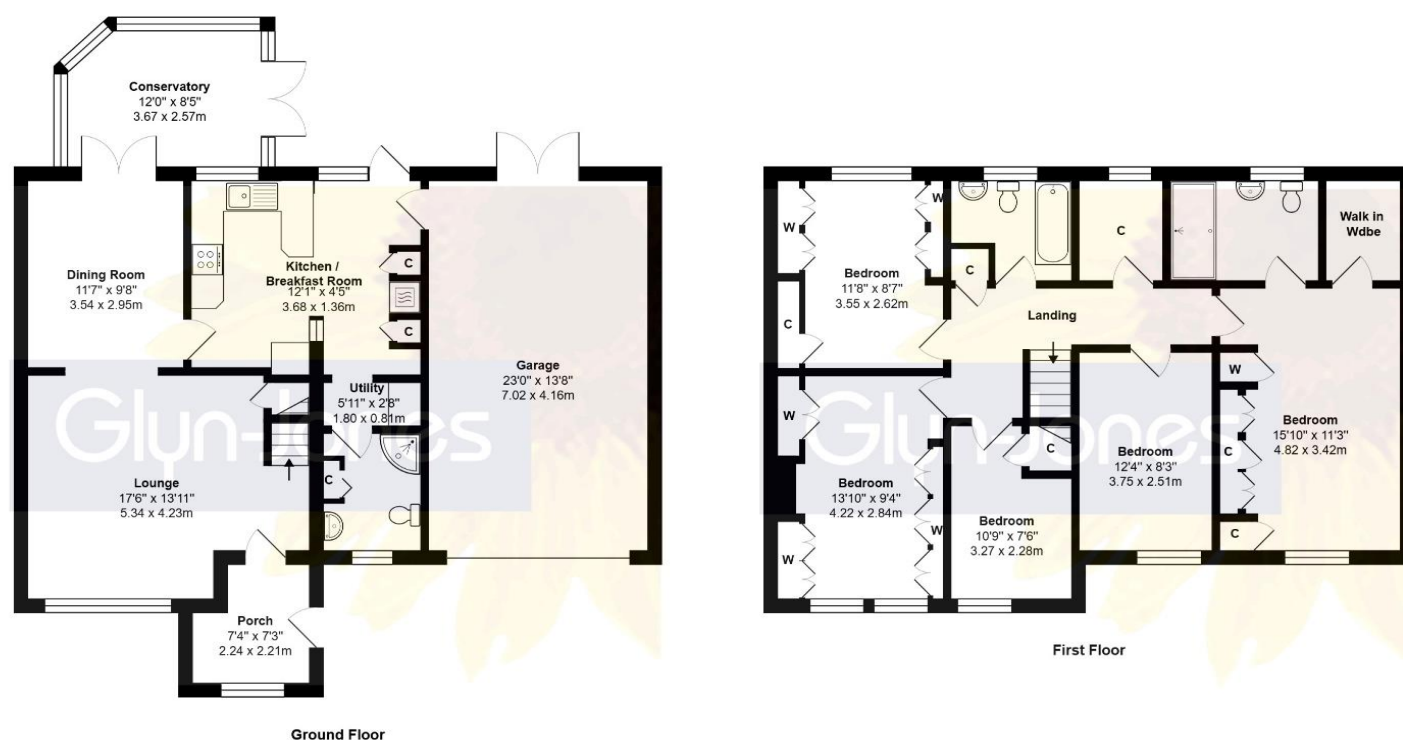


2 Tack Lee Road, Yapton, West
Sussex BN18 0HB
£480,000 Freehold



Total Approx. Floor Area 2038 ft² ... 189.4 m² (Includes Garage)
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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by 1st image 2026

Energy Efficient Rating: C | Council Tax Band: C

We recommend you have this verified by your legal representative at your earliest convenience.

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

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

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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.



Spacious + Significantly Extended Five Bedroom Semi Detached Home | Expansive Rear Garden | Generous Plot in Popular Yapton Location | Driveway + Large Garage/Workshop | Welcoming Entrance Porch | Spacious Living Room With Log Burning Stove | Dining Room With Access To Kitchen + Conservatory | Utility Area | Ground Floor Shower Room | Master Bedroom With Walk In Wardrobe + En-Suite | Four Further Bedrooms | Family Bathroom | Separate Boiler/Storage Room | Attractive Rear Garden With Patio, Decked Seating Area, Lawn, Established Shrub Borders, Paved and Shingled Pathways | Gas Central Heating | Double Glazing | Close To Amenities + Transport Links | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this thoughtfully extended five bedroom semi-detached home boasting an expansive rear garden and versatile accommodation.

Situated on a generous plot in the popular semi-rural village of Yapton, this impressive home offers a fantastic opportunity for large families or those seeking ample well-proportioned living. A welcoming entrance porch leads into a comfortable living room featuring a charming log-burning stove and staircase to the first floor. The living room leads into a generous dining room which opens out to the bright conservatory which enjoys views over the garden and provides direct access to the patio.

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

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2 Tack Lee Road, Yapton, West Sussex BN18 0HB

£480,000



The well-appointed kitchen offers an excellent range of fitted wall and base units, generous worktop space incorporating a breakfast bar, an inset sink, electric hob with extractor, eye-level double oven and space for a tall fridge/freezer. A door provides access to both the rear garden and the garage, while an adjoining utility lobby offers plumbing for a washing machine and useful storage. Completing the ground floor is a contemporary shower room fitted with a shower cubicle, WC and wash basin.

Upstairs, the spacious landing leads to five well-proportioned bedrooms. The principal bedroom benefits from extensive fitted wardrobes, a walk-in wardrobe and a private en suite shower room. Two further double bedrooms include built-in wardrobes, while the remaining bedrooms provide flexible accommodation for children, guests or those working from home. The family bathroom is fitted with a panelled bath with Triton shower over, WC and vanity wash basin. A separate boiler and storage room houses the Worcester gas boiler and hot water cylinder while providing additional practical storage.

Outside, the property is approached by a driveway providing off-road parking for several vehicles and leading to the attached garage/workshop, which benefits from an electric up-and-over door, power, lighting, a fitted workbench and access to both the kitchen and rear garden.



The impressive rear garden is a particular highlight, offering an excellent amount of outdoor space for families and keen gardeners alike. Immediately adjoining the house are paved and decked seating areas, ideal for outdoor dining and entertaining, while pathways lead through the lawned garden with established shrub borders to the far end, where two greenhouses and a timber garden shed provide excellent storage and growing space. External lighting, power points and an outside tap complete this attractive outdoor setting.

Further attributes include gas central heating, double glazing and sizeable loft spaces.

The property enjoys a convenient position within easy reach of Yapton's village amenities, including local shops, a primary school, doctor's surgery, recreational green and regular bus services. Nearby Barnham offers a wider selection of shopping facilities together with a mainline railway station providing convenient transport links to surrounding towns such as Chichester, Arundel and Bognor.



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