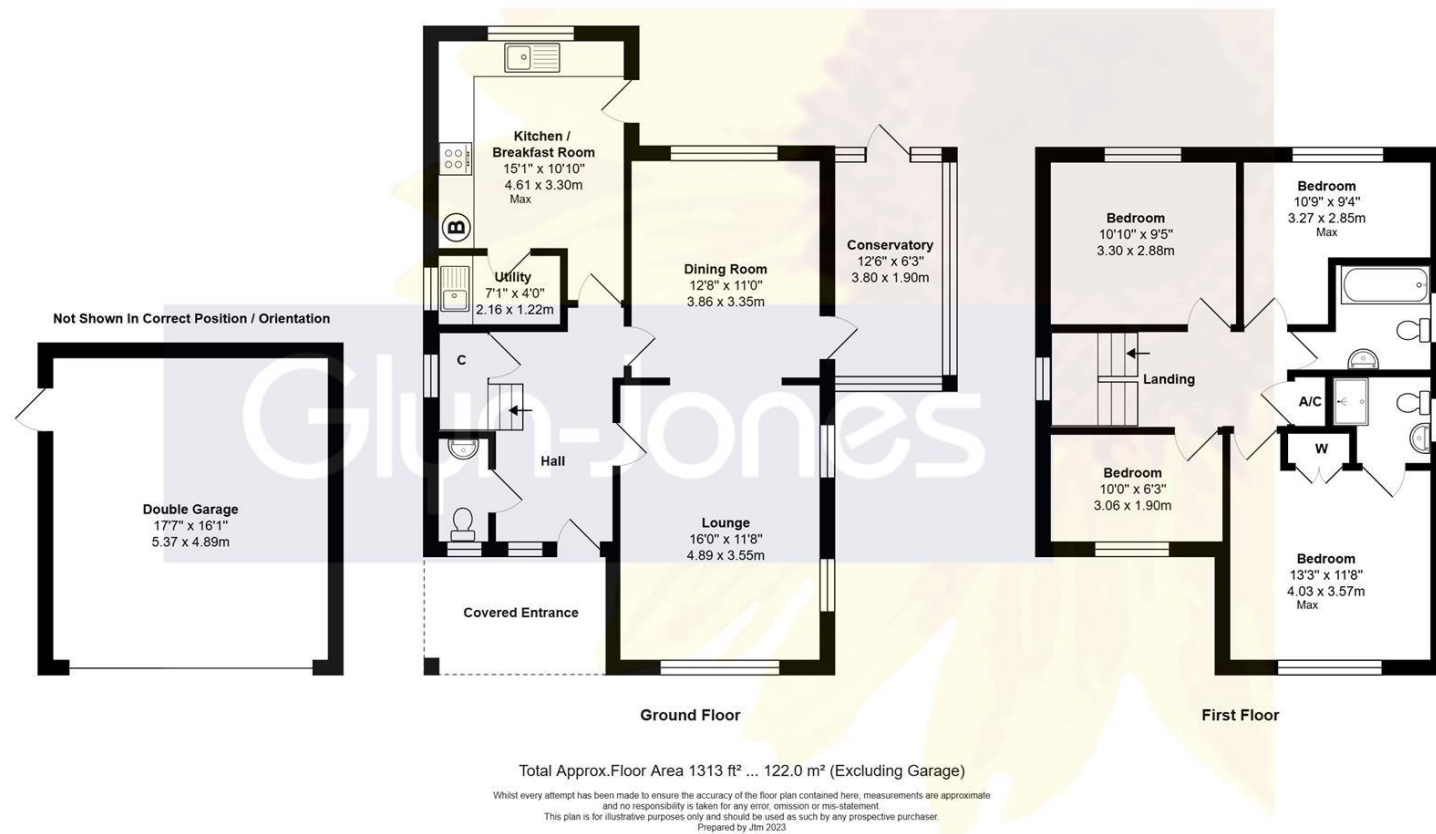


# 6 The Millers, Yapton, Arundel West Sussex, BN18 0LE £450,000 - Freehold

Glyn-Jones



Property Information  
Tenure - Freehold  
Council Tax Band - E  
Energy Efficiency Rating – D

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



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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



**Glyn-Jones and Company are delighted to offer for sale, for the first time since it was built this spacious detached family home, with no forward chain.**

The property boasts four bedrooms, including an en-suite shower room and a family bathroom. The spacious dual aspect lounge and dining room provide ample space for entertaining, while the kitchen/breakfast room and separate utility room offer practicality for everyday living. There is also an inviting entrance hall, a ground floor cloakroom and conservatory adding additional convenience.

Features such as double glazing and gas fired central heating guarantee comfort all year round, while the large boarded loft accessed via a fixed loft ladder provides ample storage space. In our opinion, the property is presented in good clean decorative order, yet some cosmetic updating may be required, allowing the new owners to put their own stamp on this wonderful home.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



**6 The Millers, Yapton, Arundel, West Sussex, BN18 0LE**  
**£450,000 - Freehold**



Situated in a quiet corner position, this property benefits from a detached double garage with replaced doors (2024), power, and light. The large driveway offers ample parking space, while the good-sized rear garden, complete with two summerhouses, is perfect for outdoor enjoyment. Access gates on either side of the property provide added security and convenience.

Location –The Millers is a lovely location situated in Yapton village within walking distance to various amenities. Yapton is perfectly located in the semi-rural location of the ‘Six Villages’ nestled between the South Downs and the sea. Boasting large conservation areas and numerous listed buildings adding character and charm, the village is steeped in local history, whilst also makes way for modern living with new developments bringing a breath of fresh air.

Yapton offers a small selection of local amenities perfect for day-to-day needs including (yet not limited to) a convenience store, pharmacy, doctors surgery and school. A range of more comprehensive facilities can be found within easy reach thanks to 4 different bus routes running through the village as well as Barnham or Ford train station a mere 5/7-minute drive

