



Loveys Road
Yapton
Arundel
West Sussex
BN18 0HG

Offers in Excess of £305,000

bettermove

Loveys Road

Arundel

Bettermove are proud to present this 4 bedroom semi-detached house in Yapton, available with no forward chain.

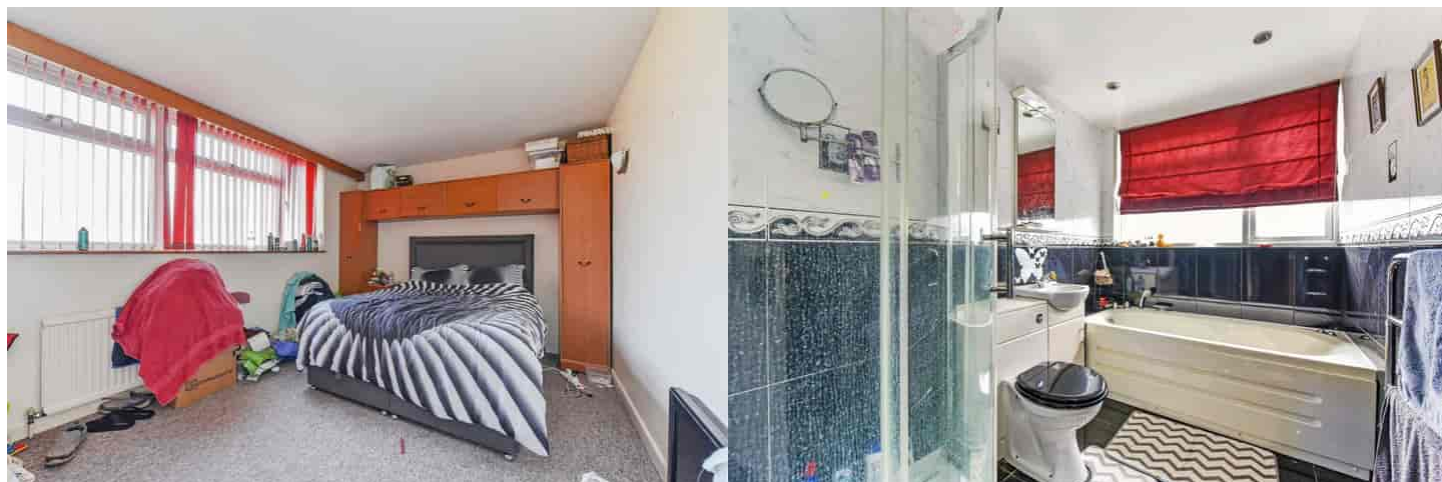
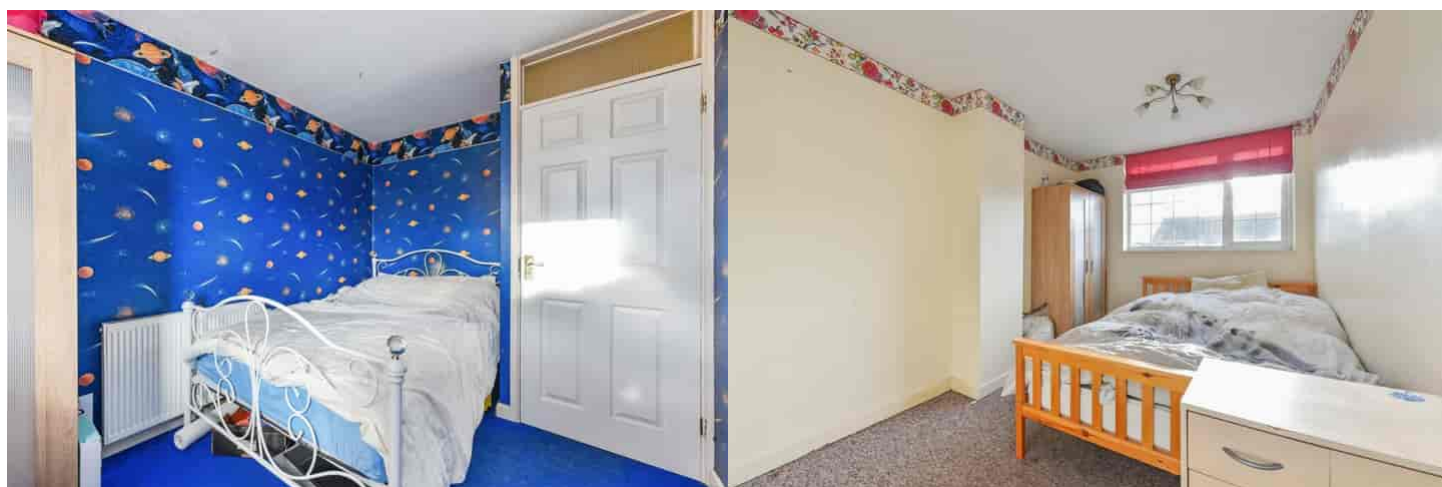
The property benefits from double glazing, gas central heating throughout and has off road parking available via the driveway, with parking for multiple cars.

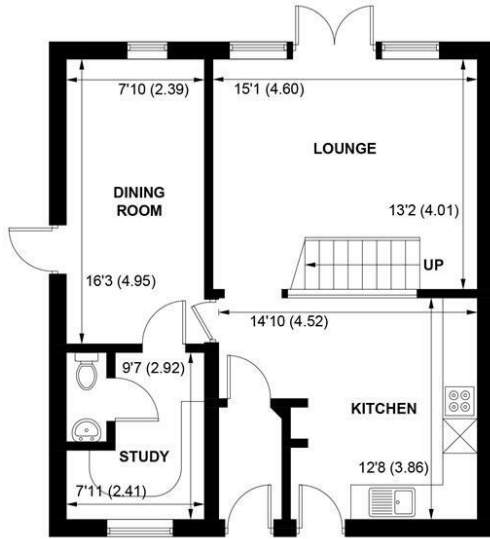
The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, study and WC on the ground floor. The first floor consists of four bedrooms and the family bathroom. The exterior boasts an additional, potential self-contained annex which is currently used as a games room, and a large rear garden, mainly laid to lawn, perfect for enjoying the summer months.

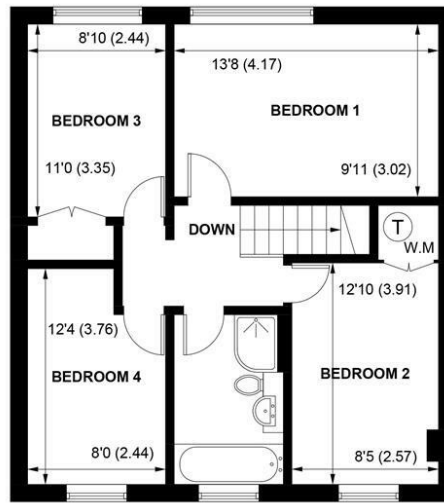
Located in the popular village of Yapton, Arundel, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and a short drive to the seafront. Excellent transport links can be found from Ford Railway Station, a variety of local bus routes and close access to the A27.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1238 SQ FT / 115.0 SQ M
 OUTBUILDING = 268 SQ FT / 24.9 SQ M
 TOTAL = 1506 SQ FT / 139.9 SQ M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	84
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	60	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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