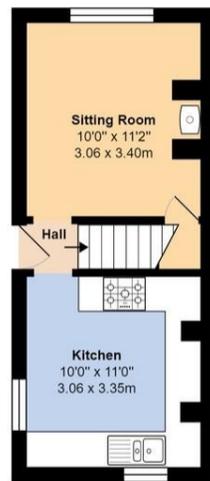
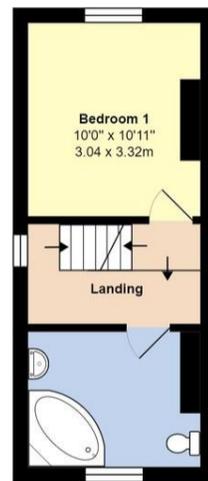




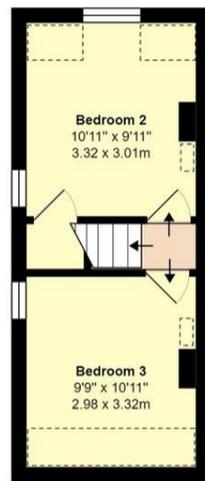
= Reduced Headroom <1.5 / 5'



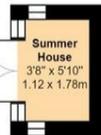
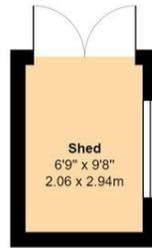
Ground Floor



First Floor



Second Floor



Total Area: 872 ft<sup>2</sup> ... 81.0 m<sup>2</sup> (Includes Outbuildings)

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 Jtm 2022

Council Tax Band - C  
Energy Efficiency Rating E



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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.

# Portland Head Cottages Bilsham Road, Yapton £275,000 - Freehold



COMING SOON | Three Bedroom Semi Detached Cottage | Shaker Style Kitchen With Space For a Small Table and Chairs | Large Bathroom With Corner Bath | Some Feature Fireplaces | Arranged Over Three Floors | Double Glazing | Gas Central Heating | Courtyard Style Cottage Rear Garden | Village Location Close To All Amenities | Owners Suited |

COMING SOON REGISTER YOUR INTEREST TODAY. This three bedroom semi-detached cottage is arranged over three floors with some feature fireplaces with a characterful feel. On the ground floor you have a shaker style fitted kitchen with space for a small table and chairs and sitting room with a feature working log burner ideal for those cosy winter evenings. On the first floor is the master bedroom and a large bathroom with feature corner bath. To the top floor are a further two bedrooms with great views over Yapton. The courtyard style gardens have been lovingly looked after and easy to maintain. The owners have found a suitable property to buy locally and are keen to sell this property. Call today to make an appointment to view.

# Portland Head Cottages, Bilsham Road, Yapton

£275,000 - Freehold



Yapton is perfectly situated 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 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 away.

Yapton's situation ensures that you can never be bored, with activities and places of interest to suit anybody's needs all within an easy 10-mile radius of the village. Enjoy a 'day at the races' at Fontwell Racecourse or Goodwood, both highly regarded establishments with many travelling afar for their world class events. Or perhaps a 'day out with the kids' with an abundance of both indoor and outdoor activities suitable for all ages, including an array of museums, beaches and leisure centres to name just a few. Yapton is also perfect for those wanting to avoid the hustle and bustle of nearby locations such as Chichester, yet still within a comfortable proximity to them, since it falls within the postcode area of Arundel, famous for its historic feel with the grand castle and cathedral being the focal point of the town. Nearby areas such as Slindon provide tranquillity thanks to its picturesque walks and hike routes: notably the striking bluebell woods.



Character Cottage