

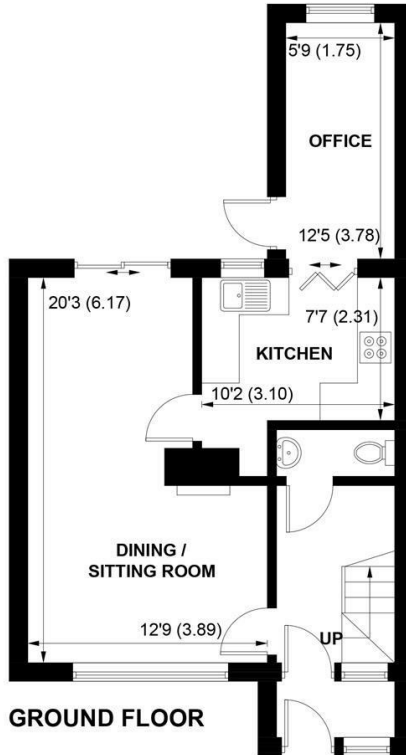
SW

Williams



40 LOVEYS ROAD, YAPTON, WEST SUSSEX, BN18 0HG





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 894 SQ FT / 83.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

£1,375 Per Month

40, LOVEYS ROAD,
YAPTON,
WEST SUSSEX, BN18 0HG

- Two Double Bedrooms
- Spacious Open Plan Sitting/Dining Room
- Separate Home Office/Study
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Family Bathroom with Shower Over Bath
- Enclosed Rear Garden
- Pets Considered
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = B

Situated within the popular village of Yapton, this spacious two-bedroom terraced house offers well-balanced accommodation and benefits from a separate home office, enclosed rear garden and convenient access to local amenities.

The property is currently being redecorated throughout, with all feature wall colours being painted in neutral tones to provide a fresh and modern finish for the incoming tenant.

The accommodation comprises an entrance hall, ground floor cloakroom, modern fitted kitchen with a range of wall and base units and ample worktop space, together with a generous open plan sitting/dining room. Sliding patio doors lead directly to the rear garden, creating an excellent space for both everyday living and entertaining.

A particular feature of the property is the separate home office/study, ideal for those working from home or requiring additional flexible living space.

To the first floor are two well-proportioned double bedrooms and a family bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC.

Outside, the enclosed rear garden is predominantly laid to lawn with patio areas and a useful timber shed. To the front of the property are established communal-style planted areas and pedestrian access.

Further benefits include gas central heating and double glazing throughout.

Located in the heart of Yapton village, the property is within easy reach of local shops, schools and everyday amenities, whilst the historic city of Chichester and market town of Arundel are both within convenient driving distance.

Available mid June 2026 on an unfurnished basis. Pets considered, subject to landlord approval.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

