



MINDEN, YAPTON LANE WALBERTON, ARUNDEL WEST SUSSEX BN18 0AN

- Two bedrooms & two bathrooms
- Two reception rooms
- Three loft store rooms
- Garden and garage

DESCRIPTION

Accommodation comprising entrance hall, sitting room, conservatory, dining room leading to utility room, kitchen with a range of modern cabinets and integrated oven and hob. Shower room, two bedrooms and separate family bathroom with a modern white suite. Three loft rooms.

OUTSIDE

Front garden with borders and driveway, leading to a garage. The rear garden has a patio, lawn and borders.

FURTHER INFORMATION

Council Tax Band D

EPC - E

Mains water, gas and drainage

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Tenure: Freehold

A DETACHED BUNGALOW WITH TWO RECEPTION ROOMS, CONSERVATORY, TWO BATHROOMS, LOFT ROOMS AND TANDEM GARAGE. NO CHAIN



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: BN18 0AN

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**Approximate Gross Internal Area 1745 sq ft - 162 sq m
(Excluding Garage)**

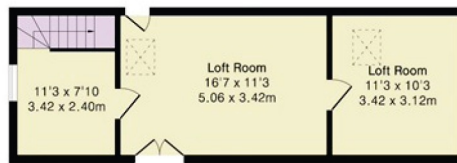
Ground Floor Area 1346 sq ft – 125 sq m

First Floor Area 399 sq ft – 37 sq m

Garage Area 228 sq ft – 21 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT INFORMATION

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