

Clarkes

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Asking Price

£250,000

Freehold

32 Lewis Lane, Yapton, BN18 0TY



- Mid terrace house
- 2 Double bedrooms
- Low maintenance garden
- Allocated parking
- Investment opportunity

<http://www.clarkesstates.co.uk>

TEL: 01243 861344



What the agent says ... “ ”

Located on a popular residential estate in Yapton, is this 2-bedroom mid terrace home. The accommodation comprises lounge/diner, kitchen, main bedroom, second double bedroom and bathroom. There is a garden to the rear which is laid to easy maintenance astro turfing and decking.

Internally the property would benefit from redecoration and replacement carpets. It has an upstairs bathroom and a modern-style kitchen.

The property benefits from 2 allocated parking spaces in the shared carpark at the rear, which is accessed via a square, covered archway.

Accommodation

Rooms:

Lounge Diner - 4.32m x 3.59m (14'2" x 11'9")

Kitchen - 2.97m x 2.32m (9'8" x 7'7")

Bedroom 1 - 3.57m x 2.68m (11'8" x 8'9")

Bedroom 2 - 3.56m x 2.53m (11'8" x 8'3")

Bathroom - 1.93m x 1.67m (6'3" x 5'5")

Tenancy Information:

The property is currently tenanted with the monthly rental income at £1,150. The current tenants would like to stay in the property if possible but the minimum term for this tenancy would expire in February 2027 if notice was to be issued in October 2026.

Material Information

Council Tax: Arun District Council Band B

Property Type: Mid terrace house

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric Night Storage

Broadband: ADSL

Parking: Allocated

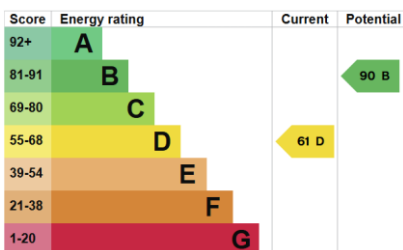
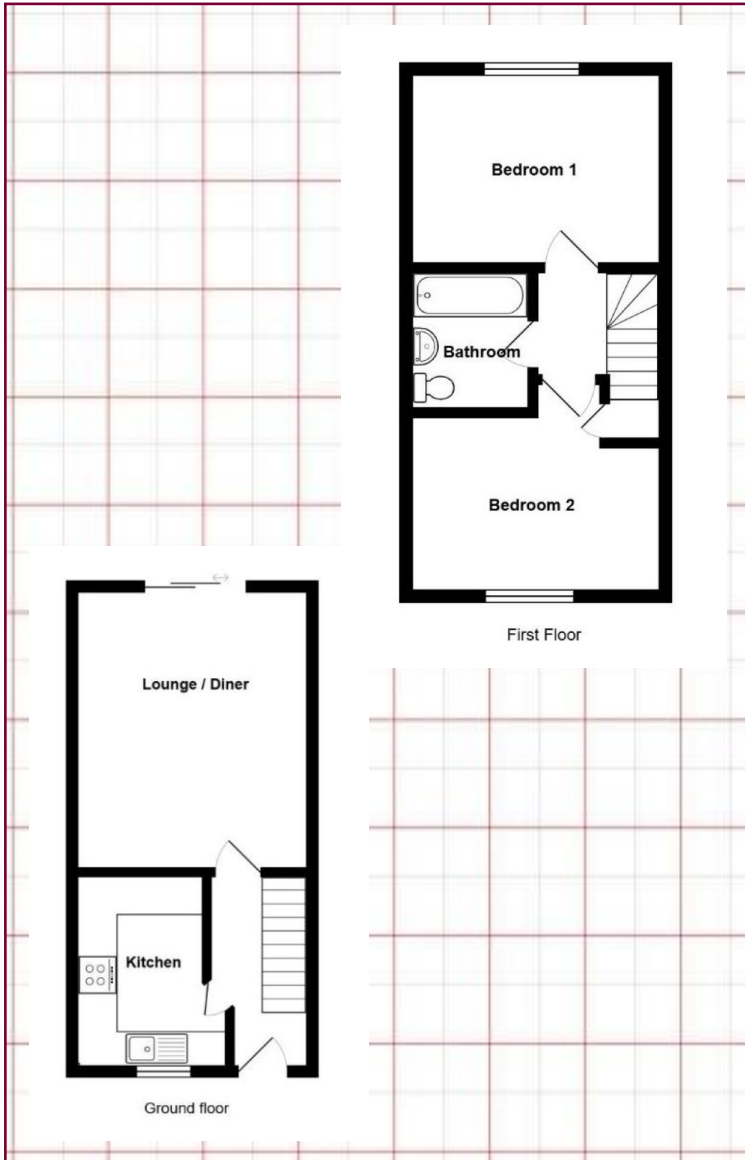
Restrictions: None

On 24/09/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	3 mbps	0.4 mbps	
Superfast	✓	52 mbps	8 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarks Website for further details

Email: Sales@ClarksEstates.co.uk
27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE



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