



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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**£170,000 Leasehold**

**Flat 1a Sunnyside Church Road  
 Yapton, Arundel, BN18 0EN**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



At some point in our property buying lifetime, we all have to step onto the ladder. In this world of ever increasing prices, it has become ever more difficult to take this step, but perhaps this property could be that starting point. This **1 BEDROOM GROUND FLOOR FLAT** has been converted from a substantial Edwardian manor house, and along with the **COMMUNAL GARDEN AREA** and **ALLOCATED PARKING**, offers spacious and versatile accommodation with the benefit of gas fired central heating. Located within walking distance of the Yapton shopping area, whilst Barnham with the main line railway station and other associated amenities, lies approximately 1.5 miles away. So if these features appeal to you, why not telephone May's for an appointment to view - this could be the start of the climb up that ladder !

## ACCOMMODATION

**Recessed porch with stained glass door to communal entrance hall**

**Private door to:**

**LIVING ROOM:** 17' 9" x 15' 10" (5.41m x 4.82m) plus bay. Double aspect room; radiators; working open fire with surround; telephone point; T.V. aerial point; opening to inner hall; door to:

**KITCHEN:** 11' 7" x 6' 0" (3.53m x 1.83m) range of floor standing drawer and cupboard units; roll edge worktop; splash backs and wall mounted cabinets over; wall mounted gas fired boiler; inset stainless steel sink; space and plumbing for automatic washing machine; space for electric oven with filter hood over; door to:

**BEDROOM:** 13' 2" x 12' 6" (4.01m x 3.81m) radiators.

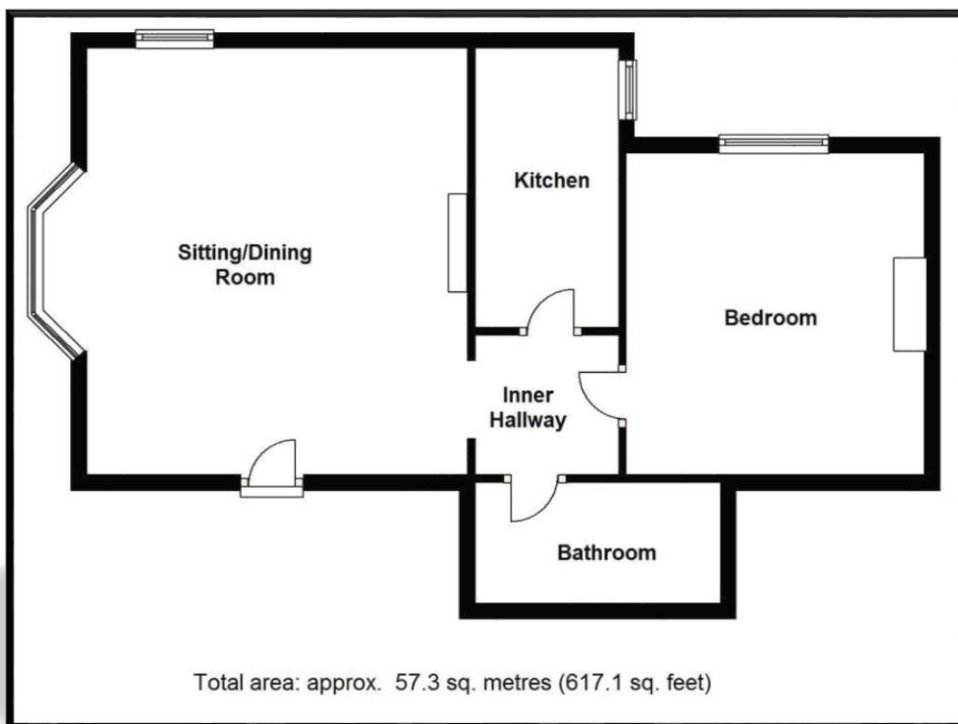
**BATHROOM:** matching suit comprising panelled bath with mixer tap and shower attachment; pedestal wash hand basin; close coupled W.C.; extractor fan; radiator.

**OUTSIDE AND GENERAL:** Communal gardens; allocated garden store; allocated parking.

**LEASE DETAILS:** The term of 189 years from 1st January 1991.

£130 per month service charge

Peppercorn ground rent



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.