



2 Lilac Cottages, Church Lane  
Yapton, Arundel, BN18 0EH

## 2 Lilac Cottages, Church Lane

Set in the heart of the picturesque village of Yapton, within a quiet semi-rural lane sits this charming cottage. The property comprises a generous sized kitchen/diner, sitting room with log burner, two bedrooms and a bathroom.

The south facing rear garden is paved and a good size. To the rear of the garden is an outbuilding, which has electric and heating, offering scope for numerous uses. To the front the property is parking and a small front garden.

- Picturesque location
- Well-presented throughout
- 2 bedrooms
- First floor bathroom
- Good sized kitchen/diner
- Outbuilding with power and light
- South facing garden
- Situated in the heart of Yapton village





### Services

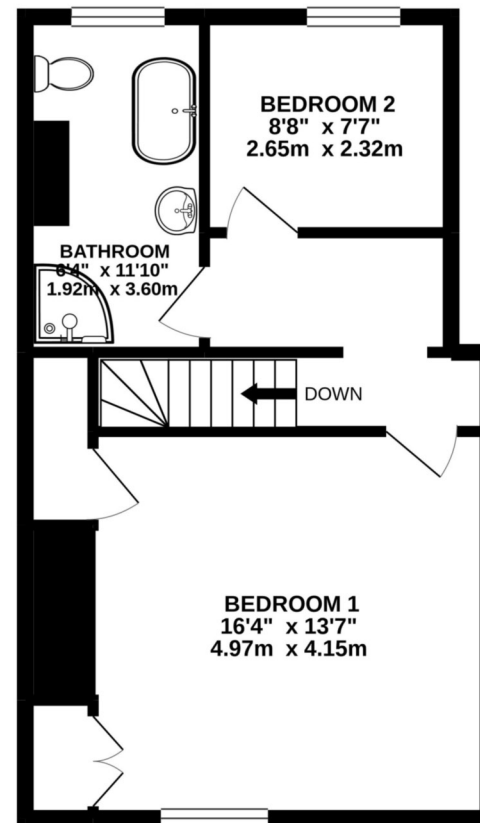
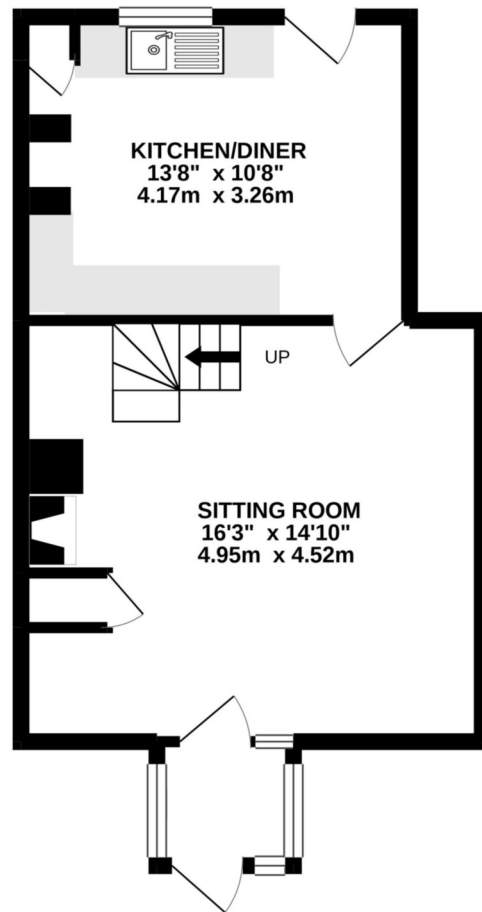
Water, gas, electricity and mains drainage are connected.  
Please note that none of the services or appliances have been tested by Pegasus.

### Council Tax

Arun District Council Tax: Band C

### Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Pegasus Properties

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