



**WHITLOCKS**  
ESTATE AGENTS

Beulah Cottages, Yapton Road, Barnham  
£250,000



Offering a practical layout and comfortable accommodation, this appealing two bedroom terraced home presents an excellent opportunity for first time buyers, young professionals, downsizers or those seeking an investment property. Conveniently situated in Barnham, the property is well placed for local amenities, schools and transport connections, while also benefiting from a private rear garden. At the heart of the ground floor is a generous reception and dining room, creating a welcoming and versatile space for everyday living. With ample room for both comfortable seating and a dedicated dining area, the room lends itself perfectly to relaxing, entertaining family and friends or enjoying meals together.

To the rear of the property is a separate fitted kitchen, providing a useful range of storage units and worktop space for day to day cooking and preparation. Also located on the ground floor is the bathroom, completing the practical accommodation on this level. Upstairs, the first floor offers two well proportioned bedrooms. The principal bedroom provides comfortable sleeping accommodation, while the second bedroom offers excellent flexibility and could equally be used as a guest room, nursery, dressing room or dedicated home office depending on individual requirements.

Outside, the property benefits from a generous enclosed rear garden, offering a combination of patio and lawned areas. Immediately adjoining the house is a practical patio and seating area, providing an ideal space for outdoor dining and entertaining, while the garden extends beyond to a good-sized area of lawn bordered by fencing and established greenery. The combination of hardstanding and lawn creates a versatile outside space suitable for relaxing, entertaining, children's play or gardening. To the front, the property is set back from the road, with on street parking available.

Combining two good sized bedrooms with generous living and dining accommodation, a separate kitchen and private outside space, this charming terraced home offers an attractive opportunity for a wide range of buyers.

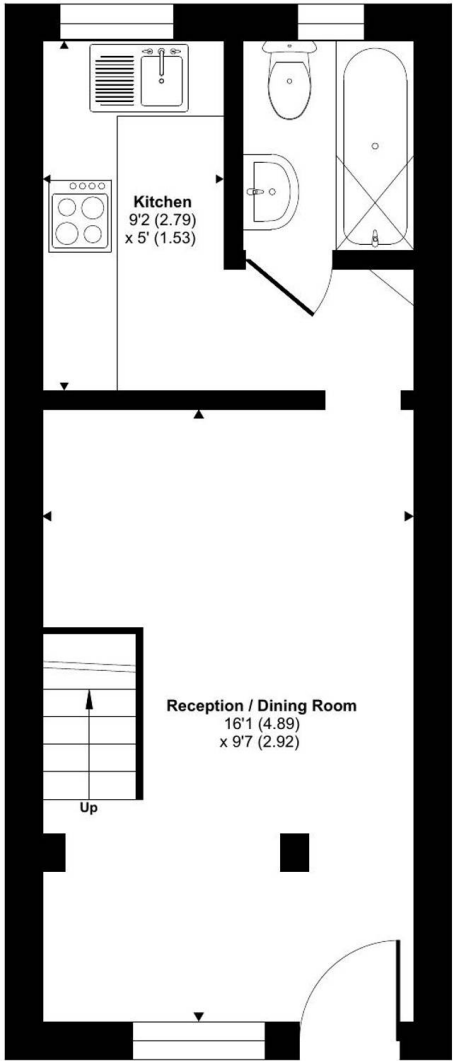


Barnham is a charming village in West Sussex, renowned for its welcoming community and excellent transport links. Situated between Chichester and Arundel, it offers a perfect blend of rural tranquillity and convenient amenities. The village boasts a mainline train station with regular services to London, Brighton, and Portsmouth, making it ideal for commuters. Barnham has a variety of local shops, cafes, and pubs, as well as nearby schools and leisure facilities. Surrounded by beautiful countryside, it offers easy access to the South Downs National Park and the stunning West Sussex coastline, making it a highly sought-after location for families and professionals alike.

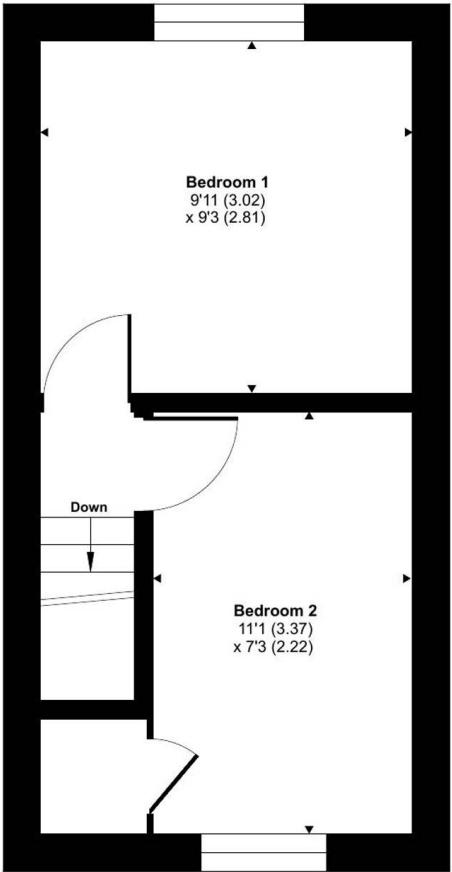
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Yapton Road, Barnham, Bognor Regis, PO22

Approximate Area = 452 sq ft / 41.9 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1503846





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: