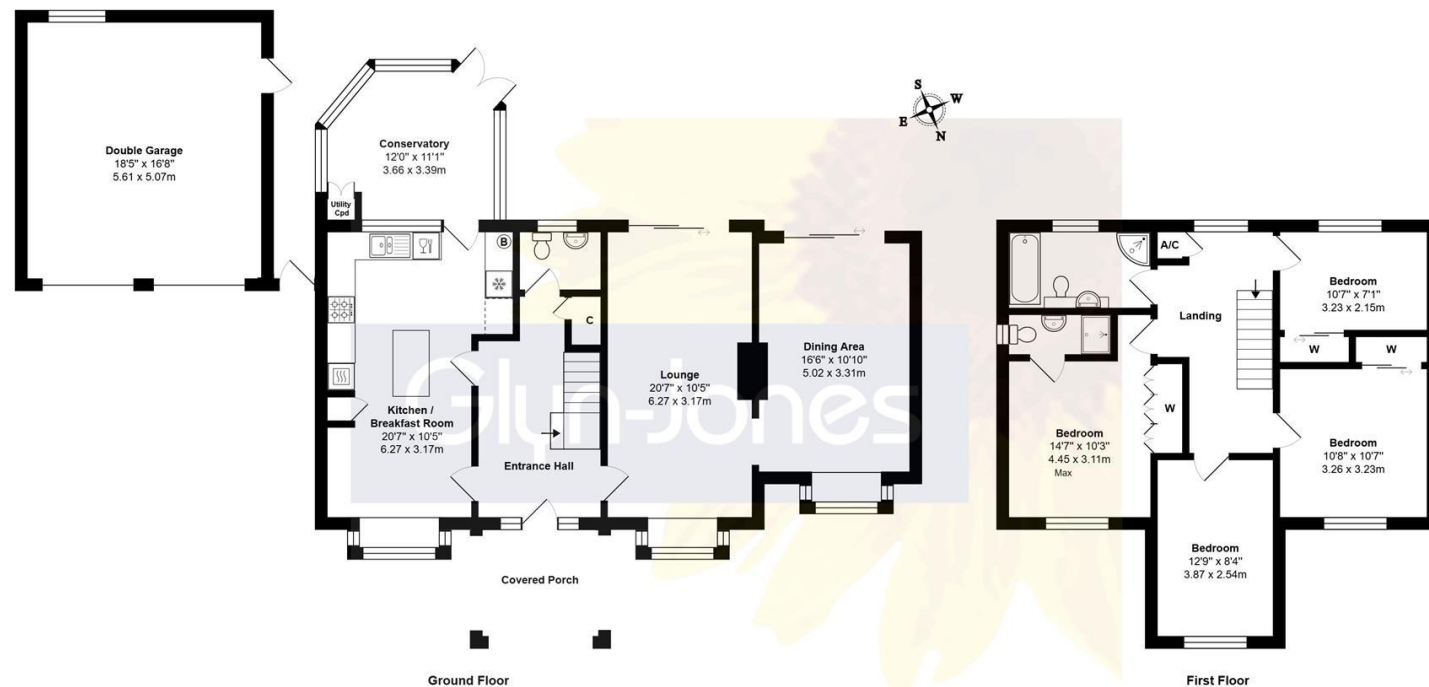




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

St Mary's Meadow is an attractive cul-de-sac situated just off Church Street in the heart of the sought after village of Yapton. Enjoying a peaceful setting adjacent to the historic parish church, the development offers a wonderful balance of village charm and everyday convenience. Yapton provides a range of local amenities including a village shop, schools, public house and community facilities, while the nearby village of Barnham offers a mainline railway station with direct services to London Victoria, making it an excellent choice for commuters. The historic cathedral city of Chichester and the market town of Arundel are both within easy reach, offering an excellent selection of shops, restaurants, cafés and cultural attractions.

The surrounding area is renowned for its beautiful coastline and countryside. The nearby South Downs National Park offers miles of scenic walking and cycling routes, while the internationally renowned Goodwood Estate hosts a calendar of prestigious horse racing, motorsport and golf events throughout the year. This enviable location combines the tranquillity of village life with excellent transport links and easy access to the coast, countryside and a wealth of leisure opportunities.

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

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16 St Marys Meadow, Yapton, West Sussex BN18 0EE £650,000 – Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer this attractive and extended detached family home, beautifully presented throughout and occupying a generous plot with a stunning landscaped rear garden, ample parking and a double garage.

The property offers spacious and versatile accommodation, commencing with a welcoming entrance hall featuring a staircase rising to the first floor and a useful understairs storage cupboard. The impressive dual-aspect living room enjoys an abundance of natural light and centres around a feature fireplace housing a dual-fuel burner, with a raised box bay window to the front and patio doors opening onto the rear garden. An archway leads seamlessly through to the dual-aspect dining room, which also benefits from a raised box bay window and patio doors providing direct access to the garden. A particular feature of the home is the stunning dual-aspect kitchen/breakfast room, comprehensively fitted with an extensive range of contemporary high gloss wall and base units complemented by generous work surfaces. A central island provides both additional preparation space, whilst there is ample room for a breakfast table. The kitchen also benefits from a range of integrated appliances and attractive wooden flooring. Further ground floor accommodation includes a cloakroom and a conservatory with a pitched roof, overlooking the rear garden and incorporating a built-in utility cupboard.

16 St Marys Meadow, Yapton, West Sussex BN18 0EE
£650,000 – Freehold



The first floor features a spacious galleried landing leading to four bedrooms, three of which benefit from built-in wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

The current owner has maintained the property to an excellent standard, with further benefits including modern double glazing, gas fired central heating via a Worcester boiler, attractive wooden flooring to the hallway and kitchen/breakfast room, cavity wall insulation and additional loft insulation. The loft also features a boarded storage area and lighting.

Externally, the property truly excels with a beautifully landscaped and meticulously maintained rear garden, predominantly laid to lawn and complemented by a variety of seating areas, a decked terrace spanning the rear of the property, two ornamental ponds, a greenhouse, summerhouse, garden shed and storage boxes. The garden is fully enclosed, creating a private and peaceful outdoor retreat.

To the side of the property is a generous double garage with a pitched roof providing excellent additional storage, together with power, lighting and a personal door leading directly into the rear garden. To the front, a substantial driveway provides off-road parking for numerous vehicles, whilst the open-plan front garden is mainly laid to lawn, completing this superb family home.

