

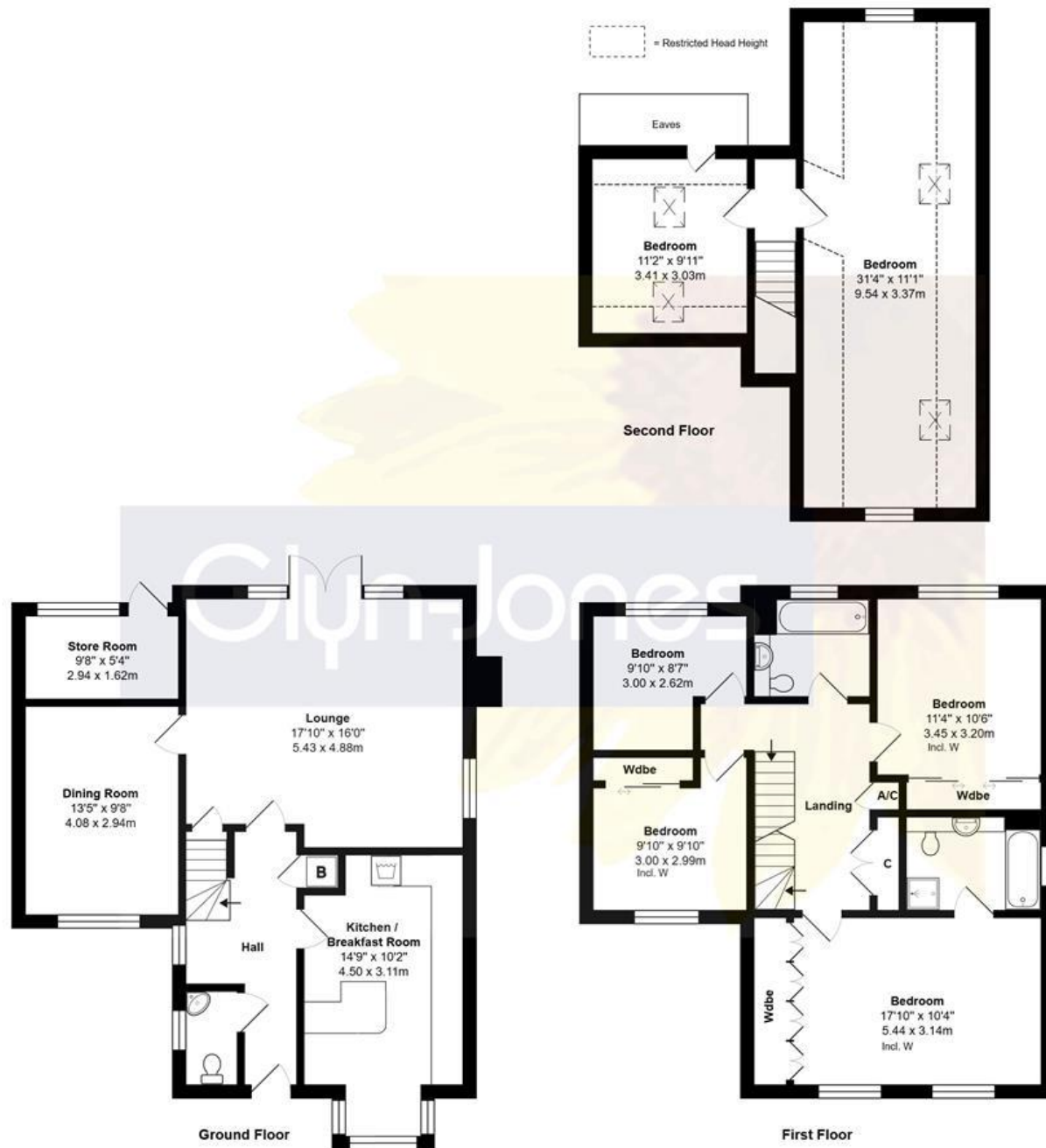
8 West View Drive, Yapton Arundel, West Sussex BN18 0JR £525,000 Freehold

Glyn-Jones



Six Bedroom Detached Family Home | No Onward Chain | Off Road Parking | Sought After Location | Accommodation Arranged Over Three Floors | Spacious Entrance Hall | Large Living Room With Patio Doors To Private Rear Garden | Dining Room | Kitchen/Breakfast Room With Integrated Appliances | Ground Floor Cloakroom | Store Room | Four First Floor Bedrooms | Master With En-Suite | Family Bathroom | Two Second Floor Bedrooms | Rear Garden With Patio, Raised Decking Space + Large Storage Shed | Gas Central Heating | Double Glazing | Viewing Highly Recommended

Glyn-Jones & Company are delighted to offer for sale this substantial six-bedroom detached family home situated within the highly sought-after West View Drive location in Yapton. Offered chain free, the property provides generous and versatile accommodation arranged over three floors.



Energy Efficient Rating: TBC | Council Tax Band: E

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.



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com



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£525,000



West View Drive is a highly regarded modern development set on the edge of Yapton village, surrounded by attractive countryside yet within easy reach of the coast. The village itself retains a traditional community feel with a selection of local shops along with well-regarded primary schooling and regular bus services. Just a short drive away are the historic market towns of Arundel and Chichester, offering a wide range of shopping, leisure, and cultural amenities including theatres, restaurants, and the famous cathedral. The nearby seaside town of Littlehampton provides sandy beaches, a marina and riverside walks, while Goodwood and the South Downs National Park are within easy reach for outdoor pursuits. Excellent road and rail links make the area ideal for commuters, with Barnham station approximately two miles away providing direct services to London Victoria, Brighton and Portsmouth. West View Drive combines the charm of village living with the convenience of nearby towns and transport connections, making it a sought-after location for families and professionals alike.

We recommend you have this verified by your legal representative at your earliest convenience.

On the ground floor there is a welcoming entrance hall leading to a spacious 17ft lounge with French doors opening onto the private rear garden. There is a separate dining room, a modern kitchen/breakfast room with integrated appliances, a convenient cloakroom/WC and an additional store room. The first floor offers four well-proportioned bedrooms, including a stunning 17ft principal bedroom with built-in wardrobes, as well as a family bathroom and an en-suite to the second bedroom. The second floor provides two further double bedrooms with ample storage space ideal for guests or home office use.

Outside, the property benefits from a landscaped front garden with a driveway providing off-road parking for multiple vehicles. The rear garden is mainly laid to lawn with a patio area as well as a further raised decking space creating an ideal space for entertaining. A large outdoor shed provides plenty of room for storage.

Additional benefits include gas central heating, double glazing and modern decor throughout.

