

## 94 Navigation Drive, Yapton, West Sussex BN18 0FS £337,500 - Freehold



Tenure – Freehold  
 Council Tax Band – D  
 Energy Efficiency Rating – B  
 Estate Charge: This year's estate charge is £345.73. The vendor informs us this is slightly higher as there has been tree surveys. Previous years the charge has been £261.57 per annum.  
 You are advised to have this confirmed by your legal representative at your earliest opportunity.



**Glyn-Jones and Company are delighted to offer for sale this modern semi-detached family home, situated within a popular residential development in Yapton village, close to schools, local shops, and convenient transport links.**

The accommodation is well-presented throughout and offers a thoughtfully designed layout. A welcoming entrance hallway leads to a ground floor cloakroom, a separate study/office and a bright dual aspect living room with double doors that open directly onto the rear garden, providing a lovely flow between indoor and outdoor spaces. The dual aspect kitchen/diner is fitted with a stylish range of contemporary units and includes integrated appliances, with ample space for a dining table and chairs. The dining area also benefits from direct access to the garden. Upstairs, the property offers three bedrooms, including two doubles. The master bedroom features a modern en-suite shower room, while the remaining bedrooms are served by a tiled family bathroom. The home is finished with neutral décor throughout, creating a light and modern feel. Further benefits include gas fired central heating, double glazing, and well-maintained interiors throughout.

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.



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Navigation Drive is positioned within a modern development in the village of Yapton. The location offers a tranquil setting with a range of local amenities just a stone's throw away. Residents can enjoy the convenience of nearby shops, a church, village hall, and school, while Barnham's mainline railway station provides easy access to London Victoria. For those seeking entertainment and excitement, Fontwell racecourse and Goodwood are both within close proximity. Fontwell hosts a thrilling season of jump horse racing, while Goodwood is famed for its prestigious events such as the Festival of Speed and Goodwood Revival, as well as flat horse racing during the Qatar Goodwood Festival. Yapton is ideally situated between the bustling cathedral city of Chichester, offering a vibrant high street, eclectic dining options, and cultural offerings at the Festival Theatre, and the historic town of Arundel. Nature enthusiasts will delight in the abundance of wildlife and scenic walks in the new South Downs National Park to the north.



Externally, the south/westerly facing rear garden is a standout feature which is enclosed by timber panel fencing. It is arranged with a lawned area, paved patio, and an additional decked section to the side, perfect for outdoor seating or entertaining. There is also an outside water tap, garden lighting, and a side access gate to the front of the property.

To the side, there is a tandem-length car port, providing off-road parking for several vehicles.

