

Total Area: 949 ft² ... 88.1 m²

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 Jtm 2023

Council Tax Band - C  
Energy Efficiency Rating – D

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.



Yapton Office  
01243 271281  
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## Briar Close, Yapton, Arundel

West Sussex BN18 0ES  
GUIDE PRICE £325,000 -Freehold

Glyn-Jones



Two Double Bedroom Semi-Detached Bungalow | Sitting Room With Feature Fireplace | Conservatory Ideal For Dining Overlooking The Gardens | Modern Kitchen | Utility Cupboard | Modern Shower Room | Recently Installed Gas Boiler For Central Heating | Double Glazing | Covered Side Walkway To Garage | Off Road Parking | New Driveway | Cul De Sac Location | Pretty Mature Gardens Front and Rear | Walking Distance of Village Shops To Include Post Office | Vacant Possession | Viewing Advised |

We are delighted to be offering this two double bedroom semi-detached bungalow situated in the heart of Yapton Village within walking distance of the Village Green and local shops. Internally this property offers two good sized bedrooms to the front of the bungalow, a sitting room and conservatory on the rear all in good order. The kitchen has been replaced over recent years and offers plenty of cupboard space and a built-in oven, hob and microwave oven., there is a free standing refrigerator should the buyer request. The side door from the kitchen goes into a covered area ideal for more fridge space and or other garden items. The shower room has recently been modernised in a nice grey scheme. Off the hallway is a cupboard housing the washing machine and tumble dryer. The gardens are a nice size to the front and the rear being mainly paved for ease of maintenance with a variety of mature shrubs and bushes. This property is offered CHAIN FREE and viewing is strongly advised to avoid disappointment.

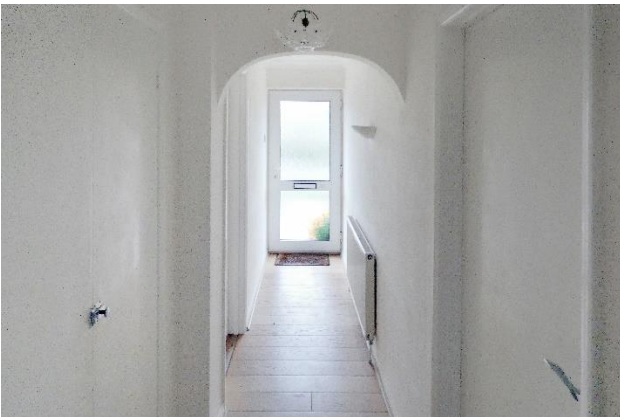
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**Briar Close, Yapton, Arundel, West Sussex BN18 0ES**  
**GUIDE PRICE £325,000 - Freehold**



Yapton is perfectly situated in the semi-rural location of the ‘Six Villages’ nestled between the South Downs and the sea. Boasting large conservation areas and numerous listed buildings adding character and charm, the village is steeped in local history, whilst also makes way for modern living with new developments bringing a breath of fresh air. Yapton offers a small selection of local amenities perfect for day-to-day needs including (yet not limited to) a convenience store, pharmacy and school. A range of more comprehensive facilities can be found within easy reach thanks to 4 different bus routes running through the village as well as Barnham or Ford train station a mere 5/7-minute drive away.



Yapton’s situation ensures that you can never be bored, with activities and places of interest to suit anybody’s needs all within an easy 10-mile radius of the village. Enjoy a ‘day at the races’ at Fontwell Racecourse or Goodwood, both highly regarded establishments with many travelling afar for their world class events. Or perhaps a ‘day out with the kids’ with an abundance of both indoor and outdoor activities suitable for all ages, including an array of museums, beaches and leisure centres to name just a few. Yapton is also perfect for those wanting to avoid the hustle and bustle of nearby locations such as Chichester, yet still within a comfortable proximity to them, since it falls within the postcode area of Arundel, famous for its historic feel with the grand castle and cathedral being the focal point of the town. Nearby areas such as Slindon provide tranquillity thanks to its picturesque walks and hike routes: notably the striking bluebell woods.

