



Total Area: 961 ft² ... 89.3 m² (Includes Garage)

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 2022

Council Tax Band - D
Energy Efficiency Rating C

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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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Beverley Close, Yapton, Arundel

Guide £340,000 - Freehold



Modern Detached Village Home | Three Bedrooms | Sitting Room With Feature Working Log Burner | Kitchen/Dining Room With Some Integrated Appliances | Ground Floor Cloakroom | Large Family Shower Room | Attractive Front Garden of A Generous Size | Rear Garden Mainly laid to Lawn With Access to The Garage | Offered in Good Order Throughout | Viewing Strongly Advised |

We are delighted to be offering this DETACHED Village home offered in good order throughout within walking distance of all the local shops and bus routes. Set back from the road with a good sized front garden this house offers a young growing family the opportunity of being in the heart of Yapton with a new recreational facility currently under construction and the local village hall with its array of clubs. On the ground floor is a good sized sitting room with a new feature log burner and doors opening out onto the well maintained rear gardens. On the first floor are three bedrooms and a large shower room. The gardens to the rear are mainly laid to lawn with a variety of mature shrubs and bushes with a gate leading to the rear access road where you have a Private Parking Bay and access to the GARAGE. Viewing is strongly advised to avoid disappointment.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Beverley Close, Yapton, Arundel
Guide Price £340,000 - Freehold



“*Delightful Detached Family Home*”

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 yet 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

