





41 The Pines, Yapton

Detached family home in peaceful location.



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- ▶ Detached House
- ▶ Quiet Cul-de-Sac Location
- ▶ Sitting Room
- ▶ Family Bathroom
- ▶ Driveway & Garage
- ▶ 1,200 Sqft inc Garage
- ▶ 4 Bedrooms
- ▶ Dining Room
- ▶ Ground Floor Cloakroom
- ▶ Private Garden

Constructed on the banks of the former Yapton canal, this well presented detached house offers both tranquillity and privacy being at the end of a quiet residential cul-de-sac.

The accommodation measures 1,200 sqft, including the garage, and briefly comprises: entrance lobby into hallway with cloakroom/WC and doors to both the kitchen and sitting room. The kitchen provides ample storage and working space, has window overlooking the rear garden and a side door for access. The sitting room features an exposed brick chimney with wood burning stove and leads on to the separate dining room with doors to the rear garden. The dining room could potentially be combined with the kitchen to create a spacious kitchen/dining room if desired.

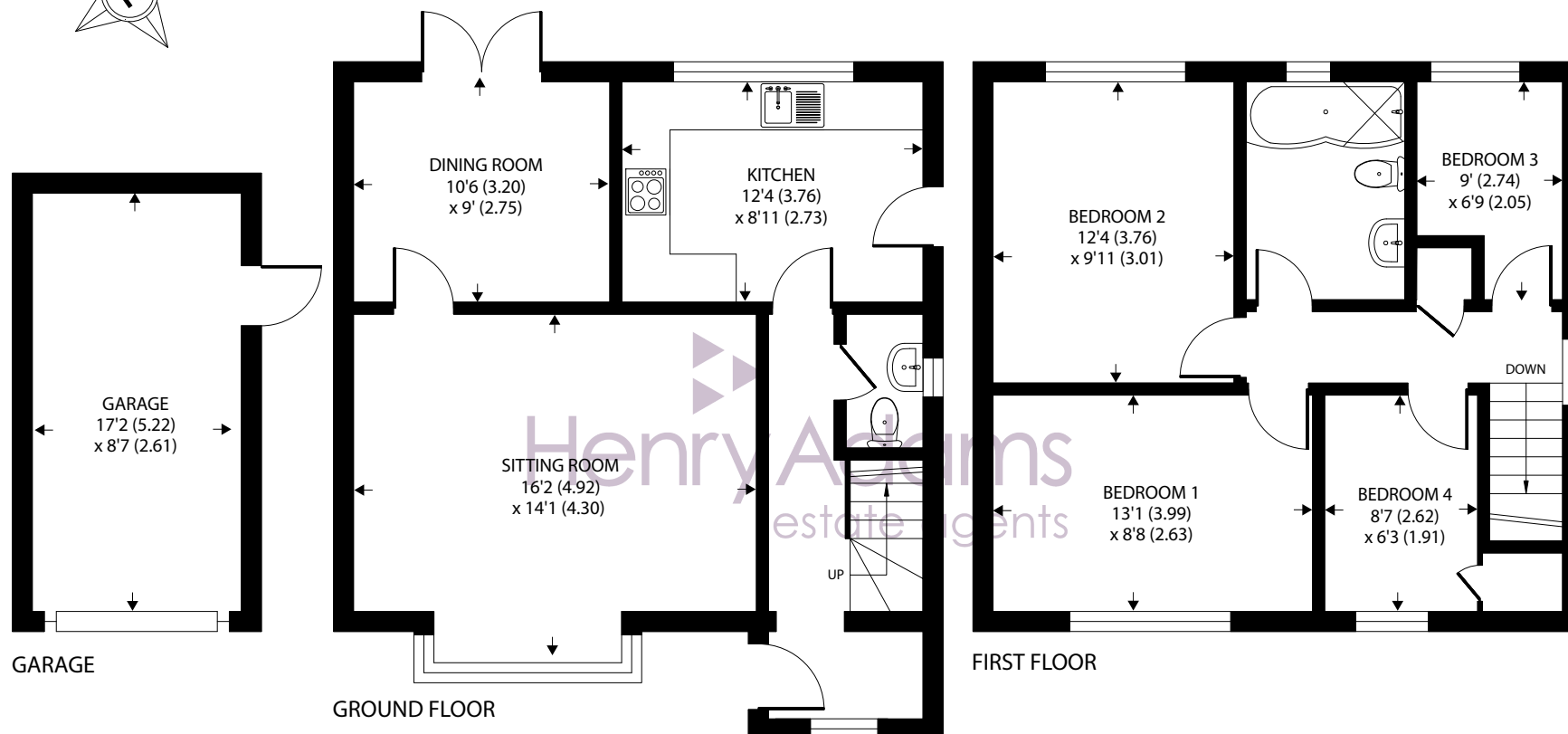
Stairs rise from the entrance hall to the first floor where the airing cupboard, family bathroom and all four bedrooms will be found. Two of the bedrooms are double and two are singles. The family bathroom offers a modern white suite with a shower over the bath, concealed cistern and storage cupboard under the wash basin.

Outside, there is a small open plan and lawned front garden with driveway leading to the garage. Furthermore, the private rear garden offers seclusion and is mainly laid to lawn with steps leading up to a terraced area at the rear of the garden.









Approximate Area = 1054 sq ft / 97.9 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1200 sq ft / 111.4 sq m

For identification only - Not to scale

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Yapton is within easy reach of the wide ranging town facilities at both Bognor Regis and Littlehampton. The historic market town of Arundel is a short distance to the north-east and offers further leisure and shopping options. A nearby mainline station links Portsmouth to the west, Brighton to the east and London Victoria.

Council Tax Band: E

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