



45 Navigation Drive, Yapton

Guide Price £385,000



45 Navigation Drive

An immaculately presented townhouse in quiet village setting.

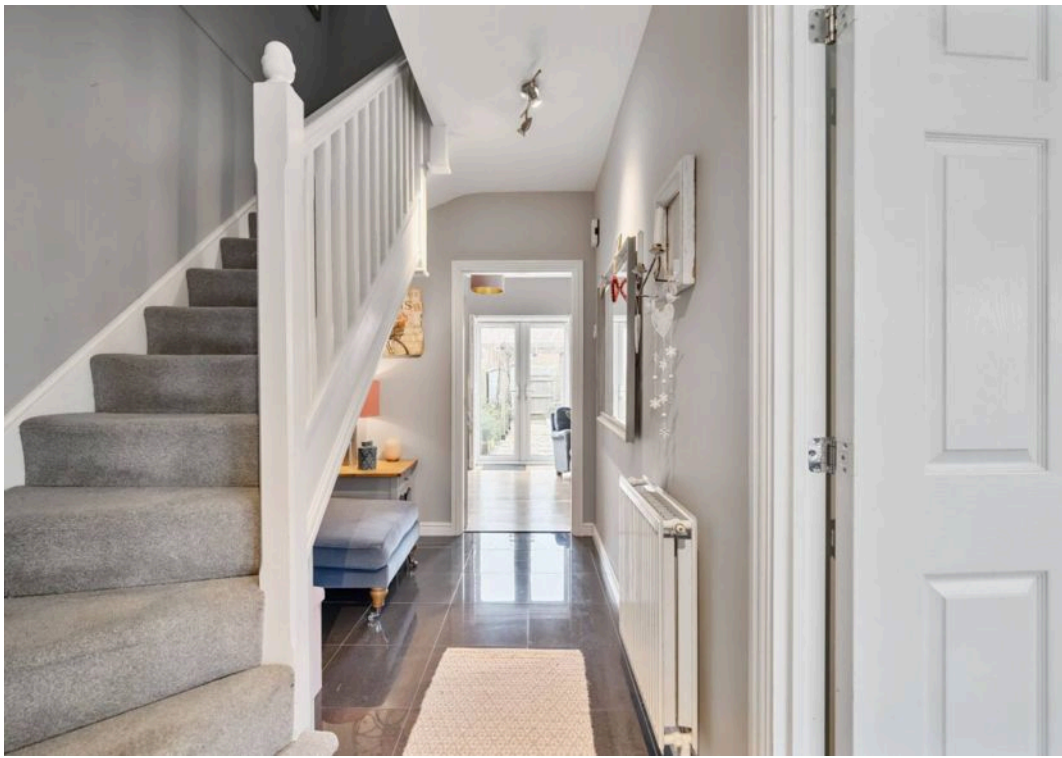
- Semi-Detached Townhouse
- Immaculately Presented
- 1,390 Sq Ft in Total
- 3 Double Bedrooms
- 4th Bedroom/Study/Nursery Room
- Kitchen/Dining Room
- Two Bath/Shower Rooms
- Westerly Rear Garden
- Opposite Open Greenspace

Located within a quiet, modern residential road and opposite open greenspace, this semi-detached townhouse provides ample family accommodation arranged over three floors and measuring a spacious 1,390 sq ft.

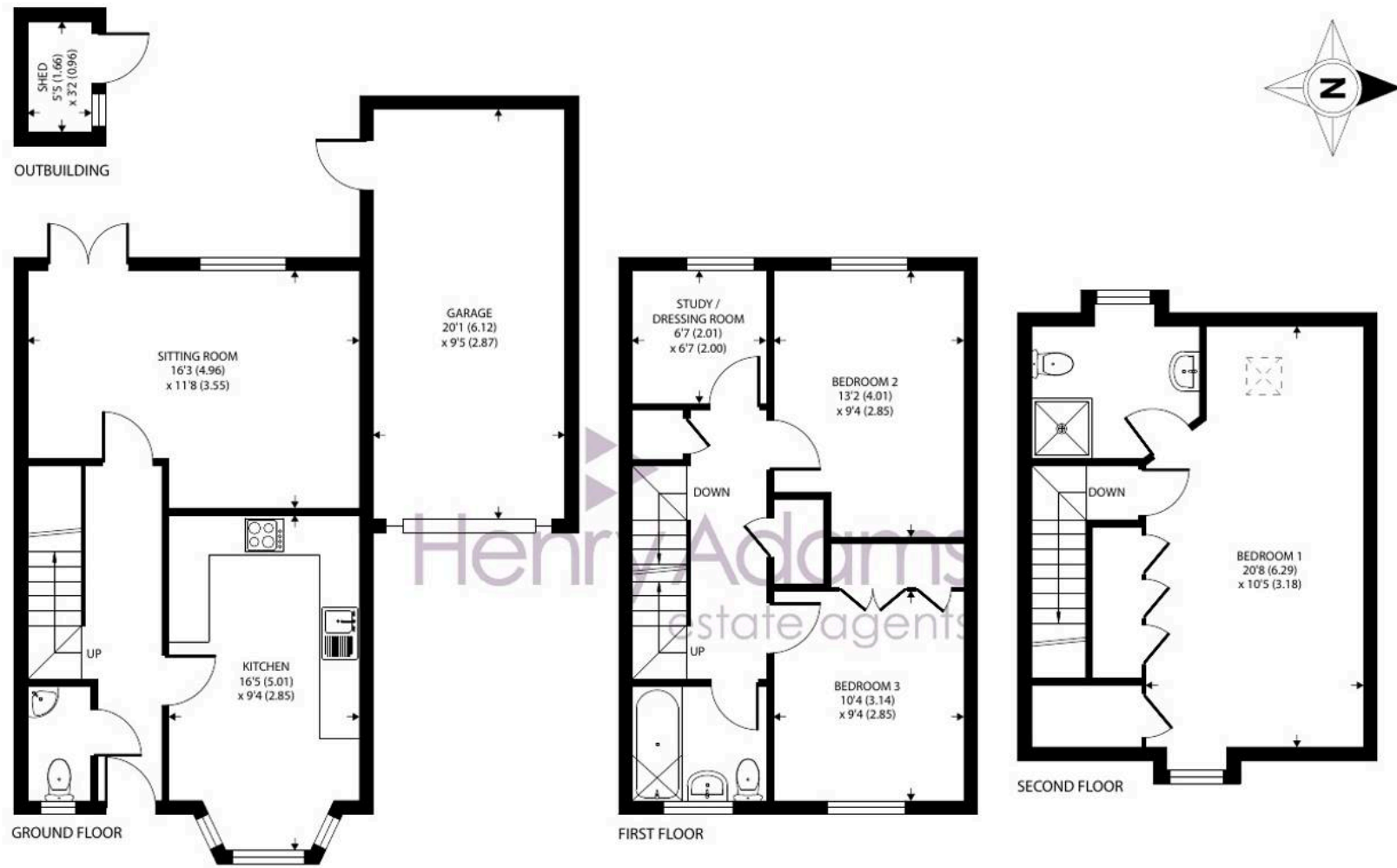
Upon entering, the ground floor features a spacious and modern kitchen at the front of the property, with space for a dining table, ample storage units and a range of built-in appliances including oven, gas hob, filter hood and dishwasher. The sitting room is located to the rear of the property and opens onto the garden beyond, whilst the cloakroom completes the ground floor. Ascend the stairs to the first floor where you'll discover the family bathroom, two well proportioned double bedrooms, one with a range of fitted wardrobes, along with a 4th bedroom which make an ideal study, dressing room or nursery.

Cont









Navigation Drive, Yapton, Arundel

Approximate Area = 1201 sq ft / 111.5 sq m

Garage = 189 sq ft / 17.5 sq m

Outbuilding = 17 sq ft / 1.5 sq m

Total = 1407 sq ft / 130.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1250967

A further flight of stairs rise to the second floor where the principal bedroom suite will be found. Measuring over 20ft in length, this impressive room boasts a range of mirrored wardrobes as well as the en-suite shower room.

Stepping outside from the sitting room, the westerly rear garden offers a good level of space and privacy, and has been thoughtfully designed to be low maintenance with its well established borders and areas of paving and pathways. There is also a personal door from the garden into the garage. In addition to the attached garage, which has power and lighting, there is parking for two cars on the driveway.

Estate Charge: We understand the estate charge is approximately £240 p.a.

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.

What3Words ///wire.insolvent.cultivation

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.