



## 3 Pullen Grove, Yapton

Guide Price £440,000



### 3 Pullen Grove

Three/four bedroom link-detached house in show home condition throughout.

- Link-Detached House
- Constructed in 2022
- Remainder of NHBC Warranty
- 1,298 Sq Ft Accommodation
- Show Home Condition Throughout
- Three/Four Bedrooms
- En-Suite Shower Room
- Westerley Aspect Garden
- Backing onto Open Fields

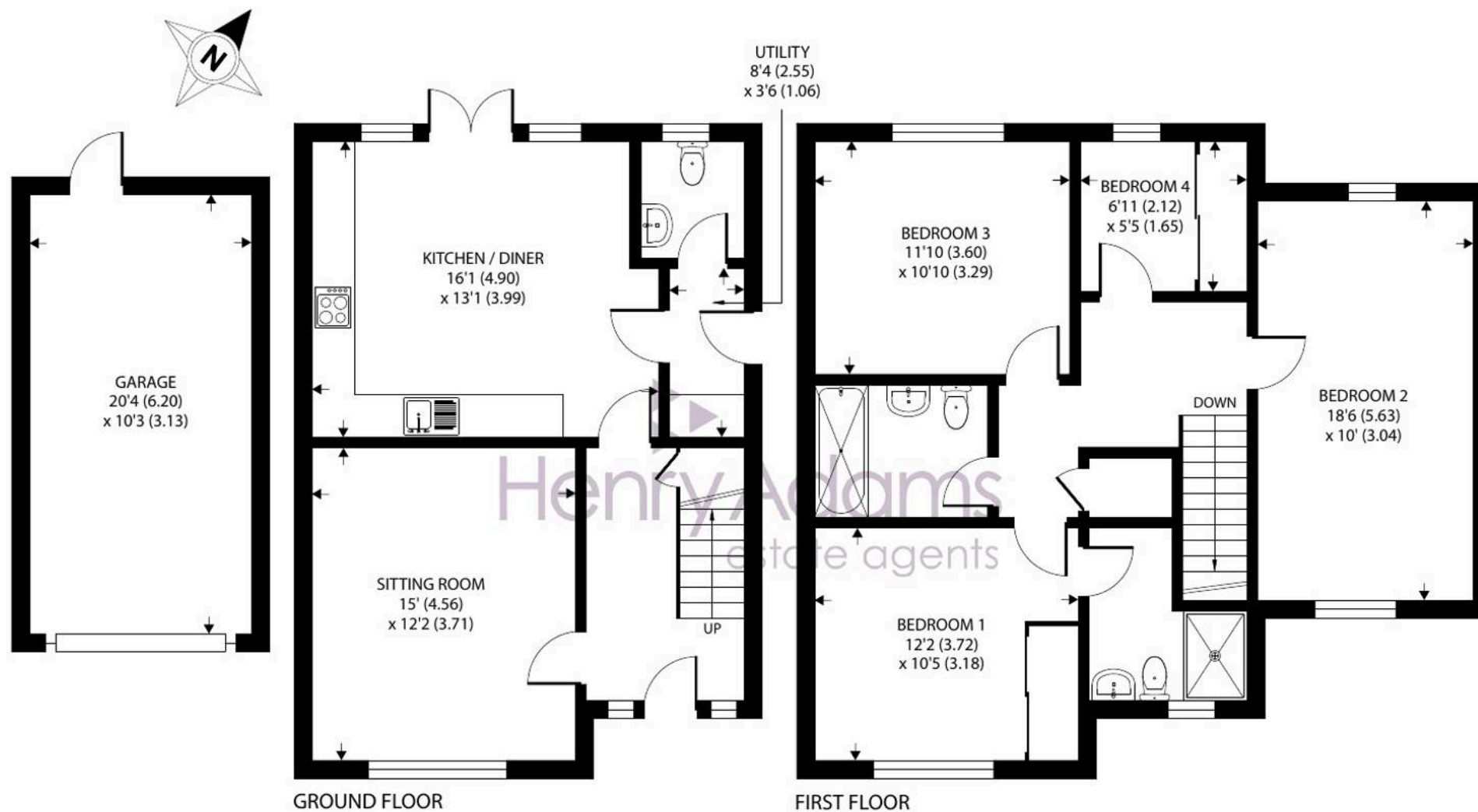
Located adjacent to open fields, this immaculate 3/4 bedroom link-detached house, built in 2022, boasts the remaining NHBC warranty and maintains a show-home condition throughout. The attractive development features wide streets and abundant green spaces making it an ideal choice for families especially due to its proximity to a local school.

Upon entering the property, you are welcomed by a charming entrance hall leading to the well-proportioned sitting room, exuding a bright and airy ambience. The kitchen/dining room, positioned at the rear of the property, features a range of stylish units and comes complete with integrated appliances. An inner hall off the kitchen provides access to a utility area and a WC. There are also doors opening from the kitchen to the rear garden and driveway.

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## Pullen Grove, Yapton, Arundel

Approximate Area = 1298 sq ft / 120.5 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1507 sq ft / 139.9 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). © ntechcom 2025. Produced for Henry Adams. REF: 1276297

Ascending to the first floor, you will find bedroom one benefiting from an en-suite shower and fitted wardrobes. Bedroom two offers generous dimensions with windows on either end, allowing ample natural light and pleasant views over the open fields behind the property. Bedroom three is a double room, while bedroom four is currently designed with wardrobes and utilised as a dressing room; both rooms overlook the garden and fields beyond. A family bathroom serves these bedrooms.

Externally, a driveway offers ample off-road parking and leads to the garage with power and light. The garden benefits from a westerly aspect, featuring a mix of lawn and patio areas.

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.

Service Charge: We understand the annual service charge is currently £361.71.

What3Words [///others.dugouts.voice](https://www.what3words.com/09G4C244/09G4C244/09G4C244)

Council Tax Band: E

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](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://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.