



28 Saturn Drive, Yapton

Guide Price £675,000

 Henry Adams
estate agents

28 Saturn Drive

- Detached Executive House
- Part of Redrow's Stunning Heritage Collection
- 2,085 Sq Ft of Accommodation
- High Spec Open Plan Kitchen/Dining/Family Room
- Utility Room & Ground Floor Cloakroom
- En-Suites to Bedrooms 1 & 2
- Recently Added Solar Panels
- Recently Added Air Source Heat Pump for Heating
- Integral Double Garage & Driveway Parking
- Remainder of 10 Year Warranty

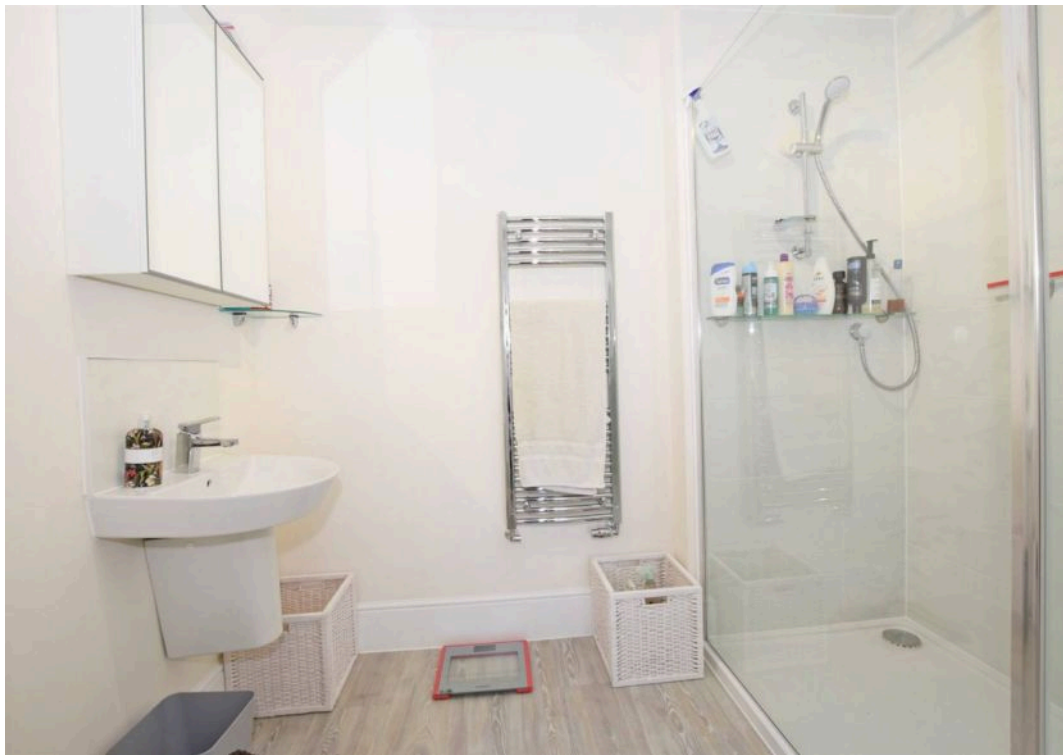
Situated to the north of the village of Yapton, Meadow Gardens is a quality executive style family home built by Redrow and part of their award-winning Heritage collection. They combine the best of traditional architecture with modern convenience to deliver an unrivalled lifestyle. This particular plot is located at the end of a quiet cul-de-sac which allows for additional parking and sweeping views across the open green space opposite.

The property has since been improved by the current owners and now includes numerous additional features, along with exceptional energy efficiency and minimal running costs, including: 20 solar panels and 3 storage batteries, EV car charging point, an air source heat pump running the central heating, unique light fittings throughout, water softener and cold water filtered tap, Induction hob (no gas required), plus the latest security system with cameras and smoke generator (zero visibility).

Internally, the accommodation measures a generous 2,085 sq ft and briefly comprises 5 double bedrooms with 2 en-suites in addition to the family bathroom, there are stylish mirror-fronted cabinets in every bathroom.

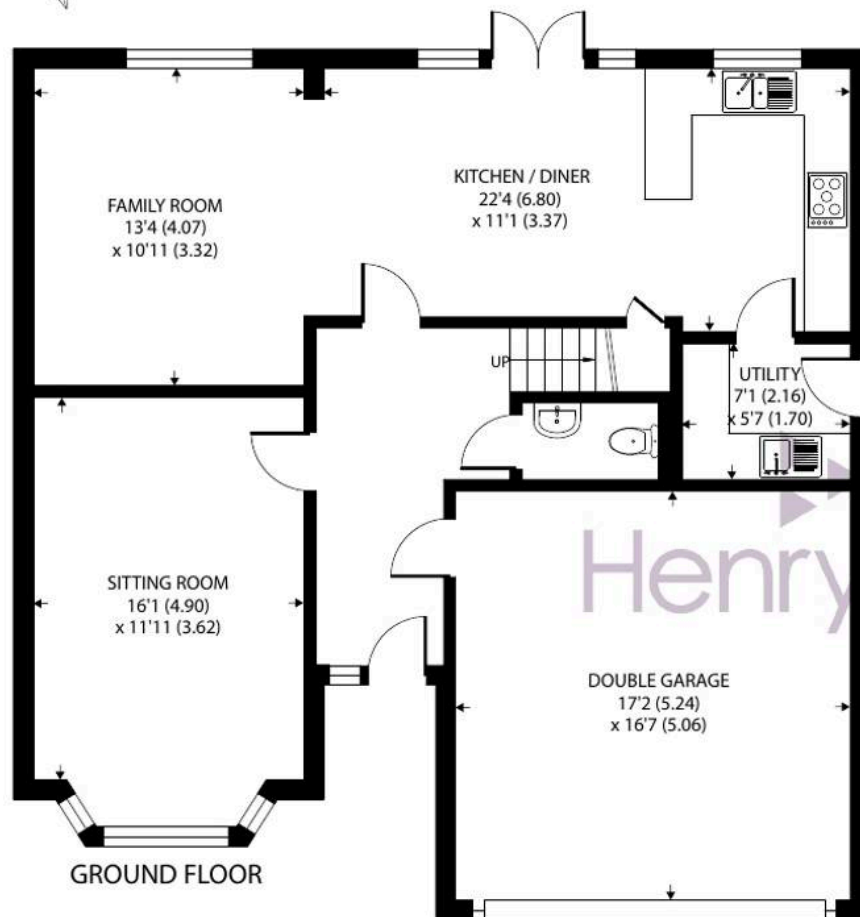
Cont







Denotes restricted
head height



Saturn Drive, Yapton, Arundel

Approximate Area = 1785 sq ft / 165.8 sq m

Limited Use Area(s) = 15 sq ft / 1.3 sq m

Garage = 285 sq ft / 26.4 sq m

Total = 2085 sq ft / 193.5 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). © nichecom 2025.
Produced for Henry Adams. REF: 1350618

On the ground floor, there is a large kitchen/dining/family room across the rear which is complemented by the separate utility room with ample cupboard space. A well proportioned sitting room will be found to the front of the property whilst a WC/cloakroom completes the ground floor. A door from the generous entrance hall leads into the double garage with electric door.

Outside, the gardens have been landscaped to both the front and rear, featuring a larger-than-average patio in the back garden and ample off-road parking for the whole family.

The village of Yapton offers a range of local shops, village hall and school. Further amenities can be found in nearby Barnham, including a mainline railway station with services to London Victoria. Nearby is Fontwell racecourse offering a season of jump horse-racing, whilst to the north west, The Goodwood Estate is famous for its many event days, including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing. Chichester, Arundel and the beaches at Bognor Regis are all within easy reach of Yapton.

What3Words ///bumps.hairspray.responses

Estate Charge: We understand the estate charge is approximately £300 p.a.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: The EPC rating is A+.





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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.