

24 Roemead Drive, Paddock View
Yapton, Arundel, West Sussex BN18 0ZE
£469,000 - Freehold

Glyn-Jones



Total Area: 1528 ft² ... 142.0 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 2023

Council Tax Band - E
 Energy Efficiency Rating - B
 Tenure – Freehold

Estate Charge £300.00

We recommend you have this verified by your legal representative at your earliest convenience.

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At an Average rating of **4.9/5** ★★★★★

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.

Glyn-Jones

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Glyn-Jones and Company are delighted to offer this exceptional detached family house, which was built in 2022 by Dandara Homes and is located within the private development Paddock View. This house design offers bright and spacious accommodation and this particular property is truly a one-off, as it is the only home of this design on this development which is completely detached!

The property is in a secluded off-road position, over-looking what is to be a wildflower meadow and is accessed via a private block paved driveway. As you walk in, you are instantly welcomed by the light and airy entrance hall, which gives access to all principal rooms. The living room is a particular highlight, being dual aspect with a feature bay window boasting open farmland views. Furthermore, spanning the majority of the rear of the property there is a stunning kitchen/diner which offers an extensive range of units, which are all soft closing, a full range of integrated appliances, an integral nest of three drawers and a "Rangemaster" 1½ bowl ceramic sink unit with mixer tap. In addition to this, there is a separate utility room with an integrated washer/dryer and a ground floor cloakroom. To the first floor, there is a large landing with a built-in cupboard and access to four good sized bedrooms, with an en-suite shower room and built-in wardrobes to the master as well as a family bathroom. The property benefits from gas fired central heating, double glazing and the remainder of the builder's warranty.

In our opinion, viewing is essential to appreciate the presentation of this stunning home which has had many upgrades from the initial build, which include, an extra larder style kitchen cupboard, Karndean flooring to the hallway, kitchen, utility and the bathrooms, full-height chrome heated towel rails to both bathrooms, extra tiles to the family bathroom, shower and shower screen. The vendor informs us that all fitted vertical blinds will be included in the sale.

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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, whilst 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 the C of E Primary 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. Further afield, London is some 68 miles away via the A3 or A24 or roughly 1 hour 30 minutes by train.

Externally there is a delightful secluded rear garden which has two patio areas for al fresco dining and entertaining and the remainder is laid to a good size lawn area. To the rear of the garage an area has been prepared with a concrete base ready for a shed, if desired. The garden is fully enclosed and has a personnel door into the rear of the garage and an access gate to the side leading to the driveway. There is a sensor controlled external light to front entrance and rear patio doors. The garden has an outside tap. To the front and side there is an open plan garden area which is laid mainly to shrubs. To the other side there is a covered "carport style" block paved driveway providing off-road parking for several vehicles, which also leads up to a detached garage, with a pitched roof, power and lighting and is accessed by an up and over door, providing an excellent storage space. The driveway also has an external power supply.

NO FORWARD CHAIN.