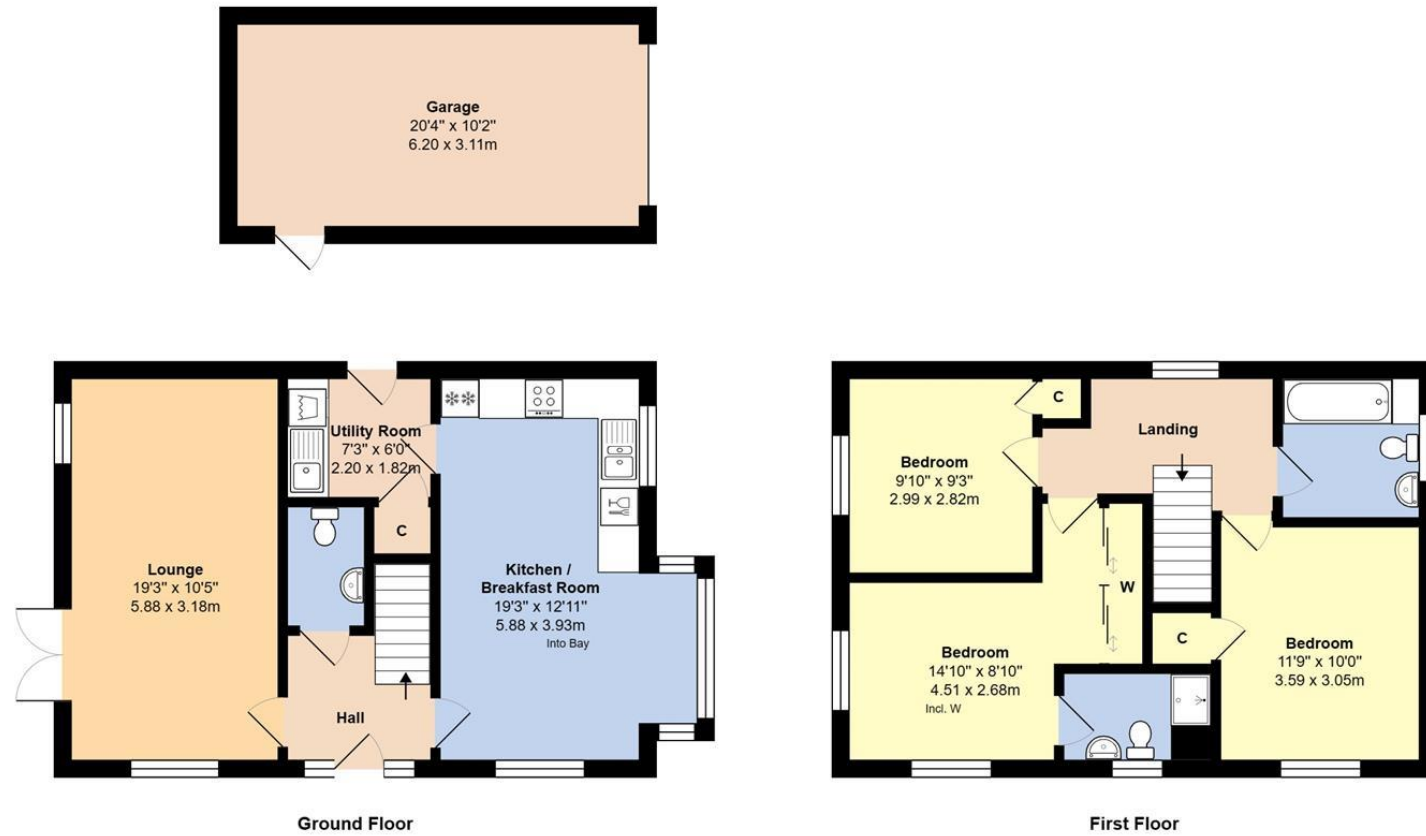


**9 Roemead Drive, Paddock View  
Yapton, Arundel BN18 0ZE  
£425,000 - Freehold**

**Glyn-Jones**



Total Area: 1341 ft<sup>2</sup> ... 124.5 m<sup>2</sup> (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.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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.

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



**The 'Farringford Plus' is an attractive style property built by Dandara Homes on 2021 and is located within the private development Paddock View.**

The accommodation to the ground floor comprises; an entrance hall, cloakroom, a dual aspect living room with double doors to the garden and a spacious kitchen/diner with a feature bay window and a full range integral appliances to include oven, hob, dishwasher and fridge/freezer with a separate utility room which features an integral washing machine. To the first floor there is a galleried landing providing access to a family bathroom, three double bedrooms, where the master benefits from an en-suite shower room and sliding mirror fronted wardrobes. In our opinion, the property is presented in immaculate condition throughout and benefits from gas fired central heating, double glazing and the remainder of the builders warranty.

Externally, there is a garden laid to a patio and lawn. The garden is fully enclosed with access gates to either side and a personal door into the garage. A further notable feature is there is a tandem length driveway which leads up to a garage which has an up and over door, power and light. there is also an external power point next to the driveway.

NO FORWARD CHAIN.

WITH OVER... **500** COMPANY REVIEWS

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# 9 Roemead Drive, Paddock View, Yapton, Arundel BN18 0ZE

£425,000 - Freehold



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.



WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5



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