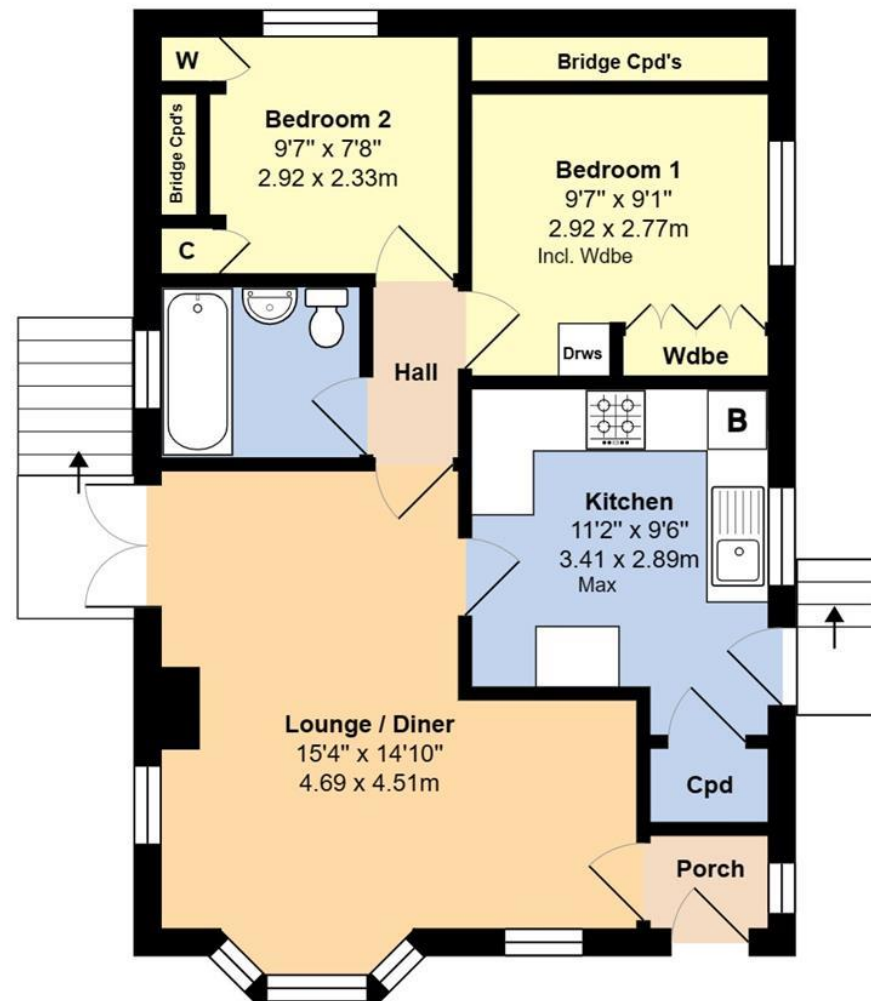


14 Woodlands Park, Main Road, Yapton,  
Arundel, West Sussex BN18 0DZ  
Guide Price £140,000 - Leasehold

Glyn-Jones



Council Tax Band - A  
Tenure – Leasehold  
Park Information  
Occupancy: 12 Months  
Ground Rent: £252 per month approx.  
Age Restriction: 50 Plus

Please note: 1 dog or 1 cat is allowed.

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

WITH OVER...



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



**Glyn Jones and Company are delighted to offer for sale this spacious 'Hayden Classic' double unit park home which has had one owner since new and situated within a convenient position to local amenities in the heart of Yapton village.**

The accommodation comprises; an entrance hall leading into a bright and spacious dual aspect lounge/diner with double doors leading to the garden, a fitted kitchen with built-in oven and hob, two double bedrooms with built-in wardrobes and cupboards and a bathroom/w.c. Attributes include gas fired central heating via a combi boiler, double glazing and external insulation cladding.

The property is situated within a private corner plot and benefits from wrap around gardens to all four sides and a DRIVEWAY.

No forward chain.



At an Average rating of

**4.9/5** ★★★★★



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## 14 Woodlands Park, Main Road, Yapton, Arundel, West Sussex BN18 0DZ Guide Price £140,000



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, and pharmacy. 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.



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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