



Total Area: 1285 ft² ... 119.4 m²

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 2025

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



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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.

5 Beam Close, Yapton, Arundel, West Sussex, BN18 0FT

£450,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this stunning detached family home, nestled in the tranquil embrace of a woodlands setting.

This property boasts a triple aspect lounge, perfect for soaking in natural light and enjoying panoramic views. The feature kitchen/breakfast room is ideal for entertaining guests or creating culinary masterpieces.

On the ground floor, you will find a convenient cloakroom, while the first floor is home to four double bedrooms, including an en-suite shower room and a family bathroom. This home is complete with gas fired central heating with a replaced boiler in 2019, and double glazing with a front door replaced in 2024.



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



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Impeccably presented, this property features plantation shutter blinds and sits on a large secluded corner plot. The well-manicured garden offers lush lawns, seating areas, and external wall mounted downlighters.

A driveway provides off road parking which leads up to a garage that benefits from power, light, a pitched roof providing excellent space for storage and a personal door leading to the garden.

VENDOR SUITED.

Beam Close is a small cul-de-sac positioned within a modern development in the village of Yapton. The location offers a tranquil setting with a range of local amenities just a stone's throw away. Residents can enjoy the convenience of nearby shops, a church, village hall, and school, while Barnham's mainline railway station provides easy access to London Victoria. For those seeking entertainment and excitement, Fontwell racecourse and Goodwood are both within close proximity. Fontwell hosts a thrilling season of jump horse racing, while Goodwood is famed for its prestigious events such as the Festival of Speed and Goodwood Revival. Yapton is ideally situated between the bustling cathedral city of Chichester, offering a vibrant high street, eclectic dining options, and cultural offerings at the Festival Theatre, and the historic town of Arundel. Nature enthusiasts will delight in the abundance of wildlife and scenic walks in the new South Downs National Park to the north.

