



25 Mill View Road, Yapton, Arundel West Sussex BN18 0JL £585,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are privileged to offer for sale this stunning detached family house offers the perfect blend of traditional charm and modern luxury. With no chain sale, this newly built property (constructed 2022) boasts versatile accommodation and annexe potential, making it truly unique in its design.

The ground floor features an inviting entrance hall, a versatile study or occasional bedroom, a spacious dual aspect living room with a modern wood-burning stove, and a beautifully fitted kitchen/diner with Quartz worktops and integrated appliances, which includes two Neff 'hide and slide' ovens and dishwasher, a door leads into a utility room where a further range of matching base and eye level units along with a 'butler' sink can be found with ample space for a washing machine and tumble dryer. The first floor offers four double bedrooms, all with built-in wardrobes and wall mounted TV points, an ensuite shower room to the master and a modern family bathroom with a separate shower enclosure.

Council Tax Band -
Energy Efficiency Rating –

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.



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Outside, the landscaped rear garden provides a peaceful retreat with a large porcelain patio terrace and an oak-framed gazebo, ideal for outdoor dining and entertaining. Additionally, there is a large studio with annexe potential, featuring bi-fold doors, a modern shower room, it's own central heating system and a storage room with kitchenette potential.

To the front there is a low maintenance front garden which is laid to a porcelain patio, along with a canopied porch with feature 'twisting' brick pillars. The is a driveway to the side for one vehicle which proceeds up to an integral garage. The garage itself benefits from an electric door, power, light and a personal door into the property as well as housing the main property's boiler.

The front garden is full enclosed by brick walls with electric gates.



In our opinion, the design and finish are extemporary with no details missed out!

The property boasts a stunning porcelain tiled flooring to the majority of the ground floor, each room benefitting from individual thermostatically controlled under floor heating, attractive fitted plantation shutter blinds, non-touch illuminating mirrors in the bathrooms, 'Velux' windows with electric rain sensors, a boarded loft and feature veneer oakwood internal doors. The property also has full fibre broadband with boosters in the outbuilding and garden area.

