



NAVIGATION DRIVE

YAPTON



Offers In Excess Of £370,000  
Yapton, Arundel

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- 3 BEDROOMS
- EN SUITE TO MASTER
- DETACHED
- GARAGE
- DRIVEWAY
- LARGE SUNNY GARDEN
- GAS CENTRAL HEATING
- PRIVATE ROAD
- VILLAGE LOCATION
- 5 YEARS OLD

Jon @ NEXA Chichester is delighted to offer this fantastic three bedroom detached home presented in excellent condition, located in a quiet corner of this prestigious estate in Yapton.







## DESCRIPTION

This wonderfully presented three bedroom detached home in Yapton, West Sussex is situated in a popular modern development close to the amenities of the village.

The property comprises reception hall with ground floor cloakroom and large lounge/dining room with storage cupboard and double doors leading to the rear fenced garden. The kitchen is fitted with a range of contemporary units with integrated appliances including oven, gas hob and extractor with a handy breakfast bar.

On the first floor there are three good size bedrooms with two being large doubles and the master with its own en-suite shower room. The family bathroom is fully fitted with a white suite and shower over bath.

The rear garden has a lovely patio space for entertaining and provides access to the the adjoined garage.

This lovely detached family home offers peaceful living in a prestigious part of Yapton. Contact Jon @ NEXA Chichester to book a viewing.







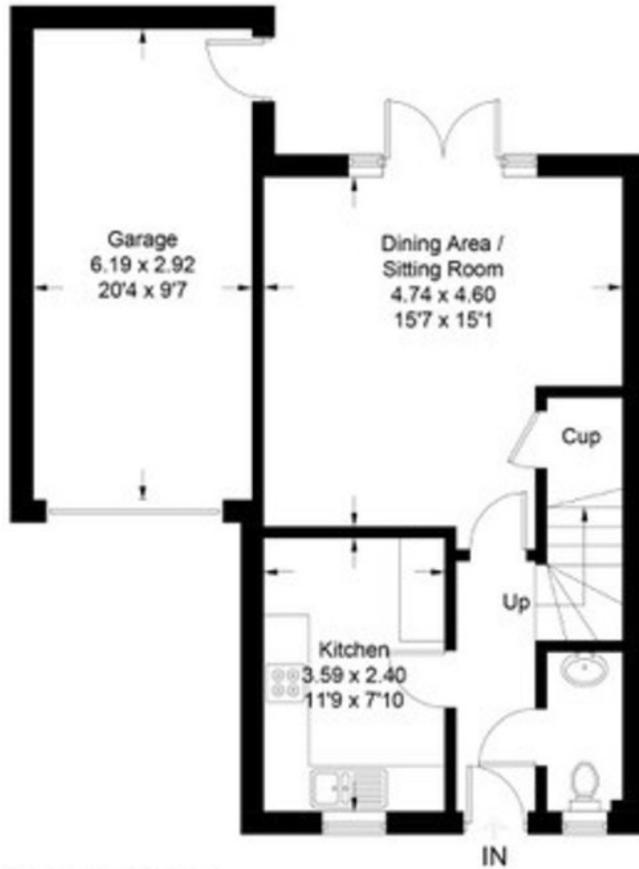
THE PROPERTY



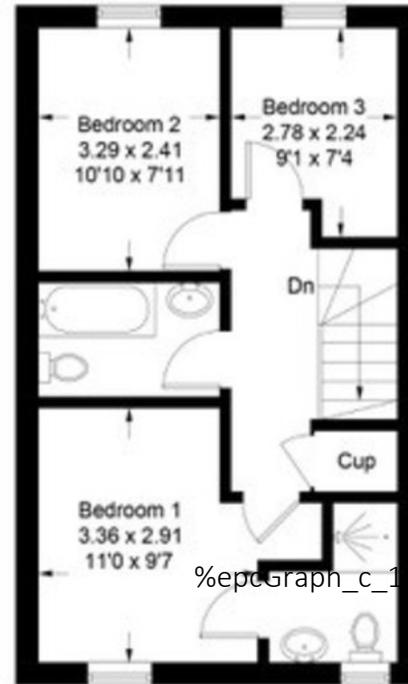


# 102 Navigation Drive, Yapton, BN18 0FS

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft  
Garage = 18.1 sq m / 195 sq ft  
Total = 97.8 sq m / 1053 sq ft



Ground Floor



First Floor

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## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a **local industry professional** to act as your **dedicated account manager** who will be your **single point of contact**. This means you only ever deal with **one agent** and you receive a **seamless and transparent solution**.

Our unique business model rewards our account managers on a highly competitive **results-based structure** that enables us to source the best people for the job and create a **better experience** for you, and a more **rewarding and motivating** experience for our staff.

Your account manager is **personally assigned** to you and will provide a **personal service** from start to finish throughout the entire journey, **available any time of day**, enabling us to create a **high-performance culture** and a **customer-centric** estate agency.

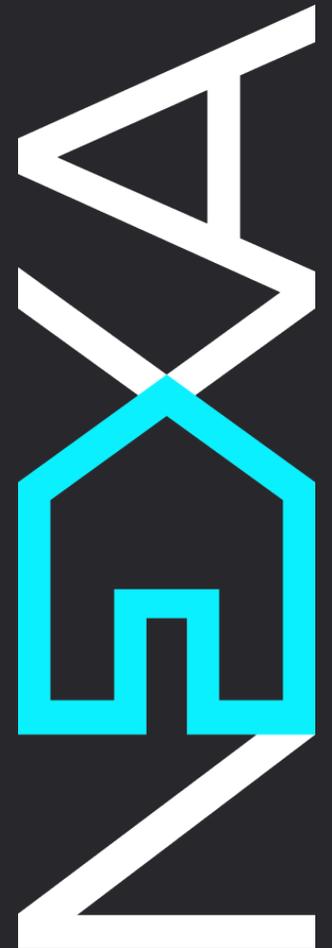


## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them, whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your particular circumstances and plans. Talk to your Nexa Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years here in Portsmouth, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your Nexa agent who will help you find the best solicitor for your needs.





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