





## AT A GLANCE

 SEMI-DETACHED HOUSE

 3 BEDROOMS

 OPEN PLAN KITCHEN/DINING AREA

 SITTING ROOM

 GARDEN ROOM

 MODERN FITTED BATHROOM

 DRIVEWAY

 GYM/HOME OFFICE

 EAST FACING GARDEN





## ABOUT THE PROPERTY

Upon entering, you are greeted by a welcoming entrance porch that leads into the main hallway. The sitting room, with its large front-facing window and beautiful feature fireplace, creates a cozy atmosphere perfect for relaxing evenings.

The heart of the home is the open plan kitchen and dining room. Accessible from the sitting room, this space is ideal for family meals and entertaining guests. The kitchen is well-appointed and seamlessly flows into the dining area, which then leads into a charming garden room. Sliding doors from the garden room provide direct access to the patio and garden, enhancing the indoor-outdoor living experience.

Upstairs, the property boasts three bedrooms, including two spacious doubles and one single, all carpeted for added comfort. The recently refitted bathroom features modern fixtures and design, ensuring a comfortable bathing experience.

Externally, the front of the house features a double driveway with parking for two cars. The rear garden is a particular highlight, offering a large gym/workshop that is perfect as a home office or storage space. The garden is primarily laid to lawn, complemented by raised shrub beds and a patio area off the back of the house. Additionally, a large wooden shed is situated at the bottom of the garden, providing ample storage.





## ABOUT THE PROPERTY

Yapton village offers a selection of local shops, a parish church, and a public house, ensuring all essential amenities are within easy reach. The village lies approximately 8.5 miles southeast of the City of Chichester and 3 miles west of Arundel, both of which provide a comprehensive range of facilities. For commuters, Barnham station is approximately 1.5 miles away, offering services along the coast and up to London Victoria via Gatwick Airport. The Goodwood Estate, located 8.5 miles to the north, provides a golf and leisure club, along with hosting Glorious Goodwood horse racing and motor events such as The Festival of Speed. Additionally, the nearby Baliffscourt Hotel and Spa in Climping offers luxurious amenities and access to beautiful beaches.

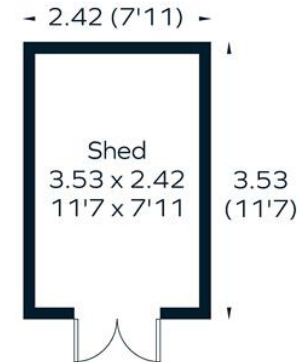
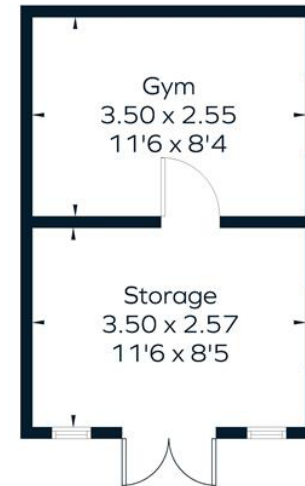
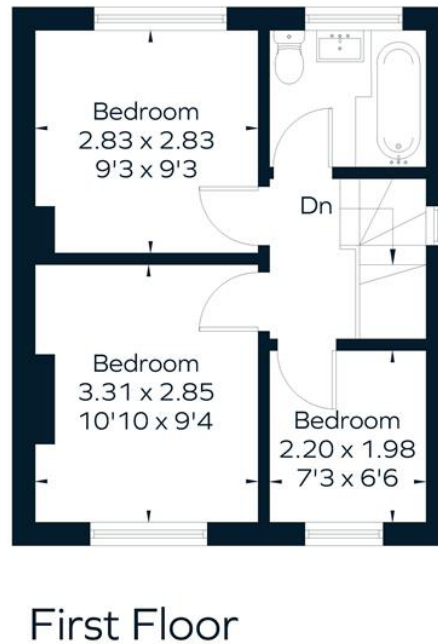
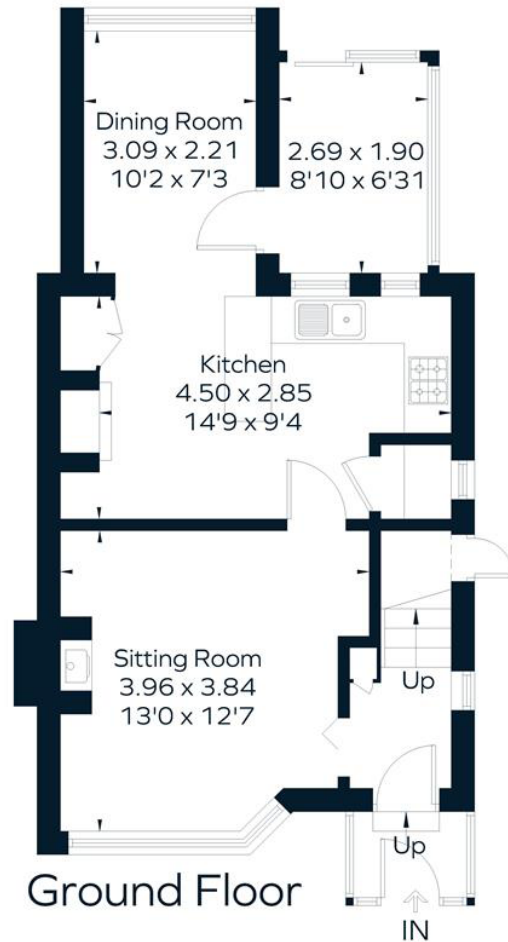
This well-presented family home combines modern comforts with practical features, making it an ideal residence in a convenient and desirable location.







Approximate Floor Area = 80.4 sq m / 865 sq ft  
Outbuildings = 18.3 sq m / 197 sq ft (Excluding Shed)  
Total = 98.7 sq m / 1062 sq ft



**Outbuildings**  
(Not Shown In Actual  
Location / Orientation)

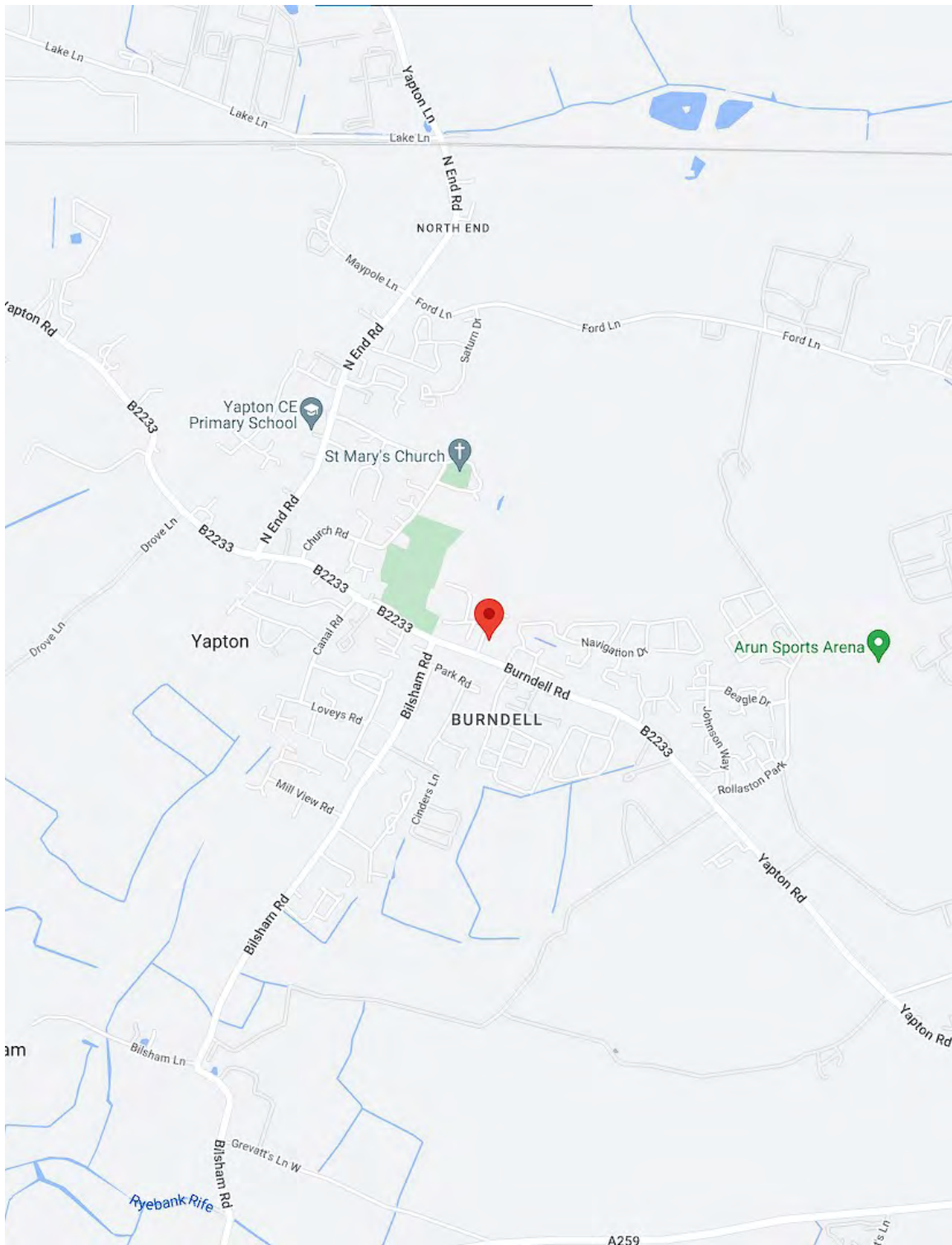


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65686



## LOCATION

Arundel, is a picturesque town known for its historic charm and scenic beauty. It boasts a medieval castle, riverside walks, and quaint shops. Residents enjoy a tight-knit community, excellent schools, and easy access to the South Downs National Park, making it a desirable spot for families and retirees.





## THE AGENT

Melanie Longlands MNAEA  
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

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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 Client Director 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 Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables 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 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, 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.

# NEXA

## PROPERTIES



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