



BEECHBANK, YAPTON LANE



£590,000  
Arundel

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Brilliantly finished four bedroom detached family home in the popular village of Walberton.

- FOUR BEDROOMS
- DETACHED HOME
- RURAL LOCATION
- OPEN PLAN KITCHEN DINER
- NEWLY FITTED KIRCHEN
- 3 DOUBLE BEDROOMS
- LARGE GARDEN
- SUMMER HOUSE / BAR
- CONSERVATORY
- OFF ROAD PARKING









## DESCRIPTION

Jon at NEXA properties is delighted to present this detached four bedroom family home in a wonderful location, next to Avisford Park golf course & overlooking the countryside.

The rear garden reaches back 100 yards with a huge garage and summer house, entertaining spaces aplenty, the garden lends itself to summer BBQ's and family gatherings.

The property itself has an inherent feeling of space where ever you go. The downstairs is laid out in a horseshoe shape with the kitchen/diner leading around to a rear reception / dining room and the conservatory. A cosy reception from to the front of the house finishes off a really well laid out living space.

The first floor is made up of a large double en-suite master bedroom, two further double bedrooms, a single bedroom and a family bathroom.

Room sizes:

- Front Reception: 20'1 × 13'1 (6.13m × 4m)
- Kitchen/Breakfast Room: 20'1 × 12'5 (6.12m × 3.78m)











- Dining Room: 15'1 × 10'4 (4.6m × 3.15m)
- Utility Area: 8'6 × 8'2 (2.58m × 2.49m)
- Bedroom 1: 25'4 × 19'3 (7.72m × 5.87m)
- Bedroom 2: 12'4 × 11'3 (3.77m × 3.42m)
- Bedroom 3: 12'4 × 8' (3.77m × 2.44m)
- Bedroom 4: 7'5 × 5'7 (2.25m × 1.7m)
- Garage: 37'10 × 10'2 (11.54m × 3.1m)

THE PROPERTY









Beechbank, Yapton Lane, BN18 0AN

Approximate Gross Internal Area = 150.5 sq m / 1620 sq ft  
Garage = 39.6 sq m / 426 sq ft  
Total = 190.1 sq m / 2046 sq ft



PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID747858)

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FLOORPLAN





## 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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