



OVER 60?

Secure this property
for up to **59% less!**

Guide Price

£400,000

Freehold

4x  2x  2x 

**Cherry Avenue, Yapton,
Arundel, West Sussex
BN18**

cubitt&west
Helping you move forwards



Main features

- **Spacious detached house situated in peaceful cul-de-sac**
- **Highly sought-after location**
- **Benefits from ample off road parking including a garage**
- **Flexible accommodation - ideal for families**
- **GP surgery and play park a short walk away**
- **Close to local schools**

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 16'7 x 11'7 (5.06m x 3.53m)
Dining Room: 10'1 x 9'11 (3.08m x 3.02m)
Kitchen: 17'10 x 6'10 (5.44m x 2.08m)

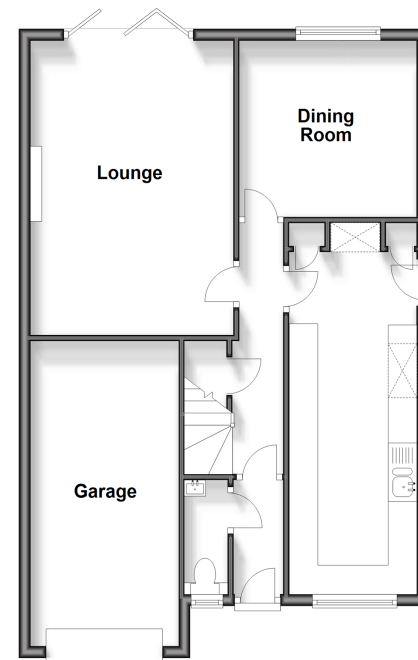
FIRST FLOOR

Landing
Bedroom 1: 11'11 x 10'8 (3.63m x 3.25m)
En-Suite Shower Room: 7'1 x 4'10 (2.16m x 1.47m)
Bedroom 2: 9'8 x 9'1 (2.95m x 2.77m)
Bedroom 3: 10'3 x 6'11 (3.13m x 2.11m)
Bedroom 4/Study: 13'5 x 7'10 (4.09m x 2.39m)
Bathroom: 8'6 x 4'10 (2.59m x 1.47m)

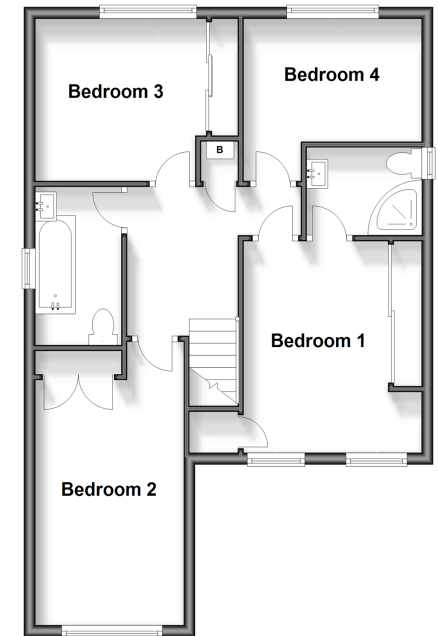
OUTSIDE

Integral Garage
Off Road Parking
Side & Rear Gardens

Ground Floor
Approx. 66.4 sq. metres (714.4 sq. feet)



First Floor
Approx. 57.8 sq. metres (622.1 sq. feet)



Call Arundel - 01903 884420 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale