



**Price**

**£399,950**

**Freehold**

3x  2x  1x 

**Saxon Way, Yapton,  
Arundel, West Sussex,  
BN18**

**cubitt & west**  
Helping you move forwards





## Main features

- **Fantastic sized link-detached house - ideal family home**
- **Spacious lounge with French doors opening onto the garden**
- **Modern kitchen/diner with integrated appliances**
- **Close to excellent local schools**
- **Only a short drive to the seafont**



### Nearest Schools

Yapton CofE Primary 0.2 miles, Walberton and Binsted CofE Primary 1.4 miles, Barnham Primary 1.4 miles, St Philip Howard Catholic High School 1.5 miles, Ormiston Six Villages Academy 2.5 miles, Felpham Community College 2.9 miles, Littlehampton Community School 3.4 miles



### Transport Information

Train Stations:

Barnham 1.3 miles  
Ford 1.4 miles  
Littlehampton 3.0 miles

## Accommodation

### GROUND FLOOR

Hallway

Kitchen/Diner: 13'8 x 9'10 (4.17m x 3.00m)

Cloakroom: 5'8 x 3'9 (1.73m x 1.14m)

Lounge: 16'9 x 12'0 (5.11m x 3.66m)

### FIRST FLOOR

Landing

Bedroom 1: 11'1 x 10'7 (3.38m x 3.23m)

En-Suite Shower Room: 6'3 x 4'10 (1.91m x 1.47m)

Bedroom 2: 10'9 x 9'3 (3.28m x 2.82m)

Bedroom 3: 10'11 x 7'1 (3.33m x 2.16m)

Bathroom: 7'0 x 5'6 (2.14m x 1.68m)

### OUTSIDE

Car Port

Off Road Parking

Front & Rear Gardens

**Call Arundel - 01903 884420 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

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



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