



Price
£335,000

Freehold

3x  2x  1x 

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

cubitt&west
Helping you move forwards



Main features

- Nearly new semi-detached house in sought after development
- Bright & modern kitchen/diner
- Sizeable enclosed rear garden with side access
- Easy access for commuters
- with the A27 & A259 close by - Barnham main line station is also only a short distance

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 14'6 x 12'0 (4.42m x 3.66m)

Cloakroom

Kitchen/Diner: 15'4 x 12'4 (4.68m x 3.76m)

FIRST FLOOR

Landing

Bedroom 1: 17'2 x 12'0 (5.24m x 3.66m)

En-Suite Shower Room: 6'3 x 5'7 (1.91m x 1.70m)

Bedroom 2: 13'1 x 8'1 (3.99m x 2.47m)

Bedroom 3: 13'1 x 6'11 (3.99m x 2.11m)

Bathroom: 6'3 x 5'7 (1.91m x 1.70m)

OUTSIDE

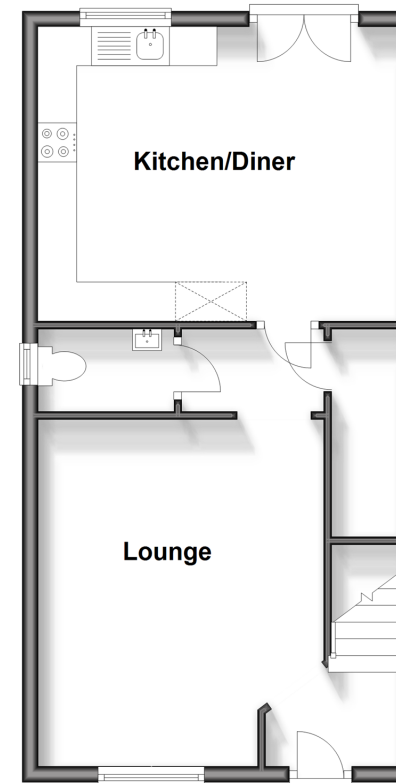
Front Garden

Off-Road Parking

Rear Garden

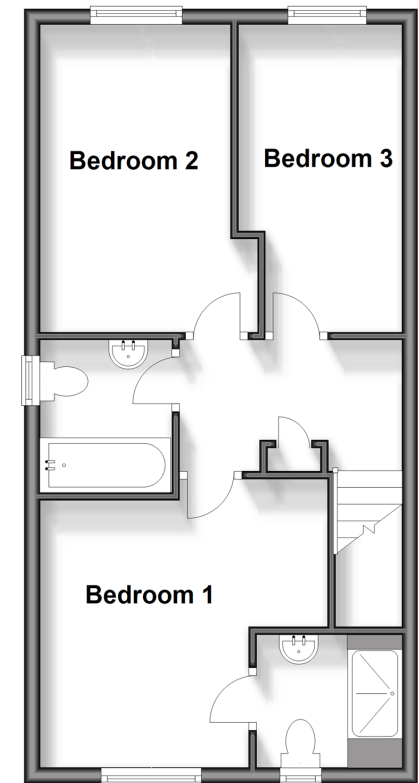
Ground Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



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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