



**Guide Price  
£300,000  
Freehold**

2x 2x 1x

**Fellows Gardens, Yapton, Arundel, West  
Sussex BN18**

**cubitt & west**  
Helping you move forwards



## Main features

- **Fantastic sized rear garden, offering ample space for extension (STPP)**
- **Great location situated at the bottom of a quiet Cul de Sac**
- **Close to shops, bus routes and local amenities**
- **Built by Belway homes in 2015 and presented in excellent condition**
- **Convenient off road parking**

## Accommodation

### GROUND HALL

Entrance Hall

Cloakroom

Kitchen/ Diner: 16'10 x 9'7 (5.13m x 2.92m)

Lounge: 13'1 x 11'5 (3.99m x 3.48m)

### FIRST FLOOR

First Floor Landing

Bedroom 1: 11'2 x 9'8 (3.41m x 2.95m)

En Suite: 8'2 x 3'2 (2.49m x 0.97m)

Bedroom 2: 13'1 x 7'1 (3.99m x 2.16m)

Bathroom: 6'3 x 6'3 (1.91m x 1.91m)

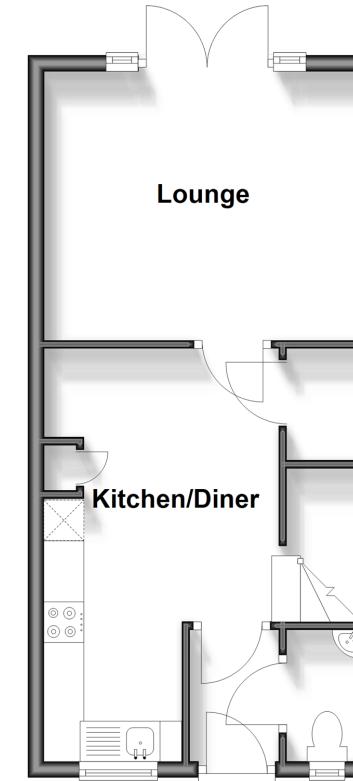
### OUTSIDE

Off Road Parking

Rear Garden

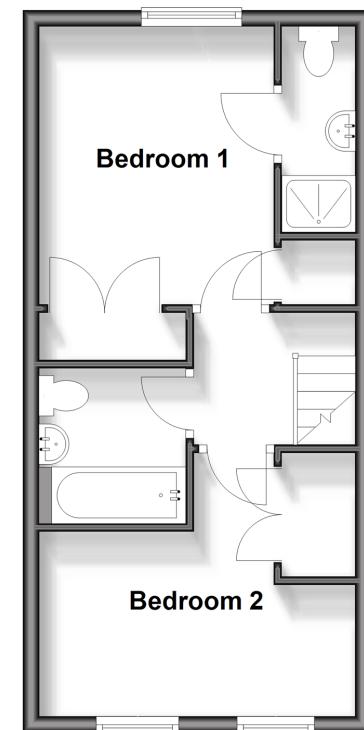
### Ground Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



### First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Call Arundel - 01903 884420 ■ [cubittandwest.co.uk](http://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