





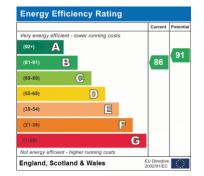






Book a Viewing

01243 861344 Sales@ClarkesEstates.co.uk 27 Sudley Road, Bognor Regis, PO21 1EW http://www.clarkesestates.co.uk

















Asking Price £375,000 **Freehold**

50 Abbots Field, Yapton, BN18 0GE







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What the agent says... ", Material Information:

Located on an exclusive and modern private estate in Yapton is this comfortable 3 bedroom semi-detached home Constructed in 2019. The property is designed in the angled style which creates large open spaces and supports plenty of built-in storage.

The accommodation comprises entrance hall with a very large under stairs storage cupboard, downstairs WC, an open plan kitchen/diner with fitted oven and microwave and induction hob, and large lounge with double doors leading to the garden. Upstairs the main bedroom has builtin wardrobes and ensuite shower room, there is a second double bedroom and a third bedroom that is a small double or oversized single with builtin wardrobe, and a family bathroom.

Outside the rear garden is a comfortable 10m x 10m and there is a garden gate leading to the parking area for two vehicles (tandem). Visitor parking is dotted around in various bays. The estate is beautifully looked after and has a spread out, relaxed feel to it and also has a medium sized play park.

We think the property is very well presented and would be ideal for couples and young families.

Council Tax: Arun District Council Band D

Property Type: Purpose Built **Property Construction: Standard**

Electricity, Water, Drainage Supply: Mains

Heating: Electric

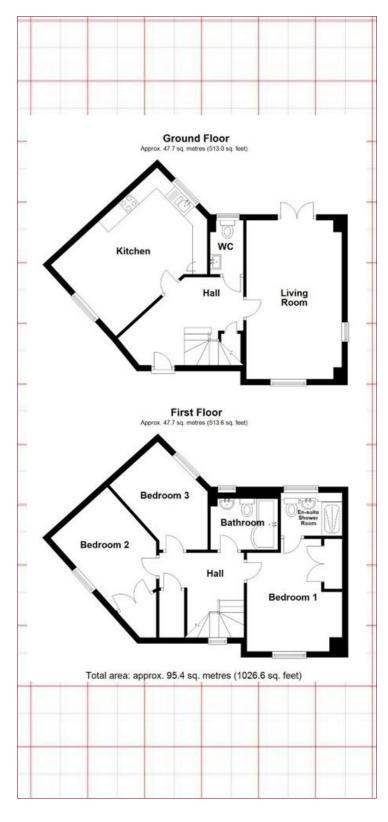
Parking: Two Parking Spaces Estate Fees: £400.00 pa

On 18/03/2025 information from the Ofcom Website shows:

Availability	Max Down		Max Up
✓	15 mbps		1 mbps
✓	67 mbps		15 mbps
✓	1800 mbps		1000 mbps
Indoor		Outdoor	
Voice	Data	Voice	Data
Likely	Likely	Likely	Likely
Likely	Likely	Likely	Likely
Likely	Likely	Likely	Likely
Likely	Likely	Likely	Likely
	J Indoo Voice Likely Likely Likely	√ 15 m √ 67 m √ 1800 r	√ 15 mbps √ 67 mbps √ 1800 mbps Indoor Ou Voice Data Voice Likely Likely Likely Likely Likely Likely Likely Likely Likely

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 3 Bed Semi-Detached Home
- Spacious Accommodation
- Open Plan Kitchen / Diner
- Downstairs Cloakroom
- **Ensuite to Main Bedroom**
- Two Parking Spaces





Accommodation

Hall - 3.02m x 3.02m (9'10" x 9'10")

Kitchen/Diner - 4.97m x 3.32m (16'3" x 10'10")

Downstairs WC - 1.13m x 1.8m (3'8" x 5'10")

Lounge - 5.42m x 3.27m (17'9" x 10'8")

Bedroom 1 - 3.83m x 3.29m at widest point (12'6" x 10'9")

Ensuite - 2.11m x 1.24m (6'11" x 4'0")

Family Bathroom - 1.89m x 2.26m (6'2" x 7'4")

Bedroom 2 - 2.23m x 3.94m at widest point (7'3" x 12'11")

Bedroom 3 - 3.43m x 2.61m (11'3" x 8'6")

Rear Garden - 10m x 10.1m (32'9" x 33'1")

