



**Book a Viewing**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>	86	91
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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**IMPORTANT NOTICE**  
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

# Clarkes

Estate Agents & Lettings Agents

**Asking Price**  
**£375,000**  
**Freehold**

**50 Abbots Field, Yapton , BN18 0GE**



*Service you deserve. People you trust.*

**01243 861344**





## 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 built-in wardrobes and ensuite shower room, there is a second double bedroom and a third bedroom that is a small double or oversized single with built-in 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:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	67 mbps	15 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	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")

