

HOBDENS

1 Turpins Mount,

Main Road, Yapton, West Sussex

BN18 0EU



£379,950 Freehold

House with Detached Annexe

**Hall, Kitchen/Dining Room,
Sitting Room, Ground Floor
Shower Room, Master Bedroom
with En-Suite Shower Room,
Three Further Bedrooms,
Bathroom, Gardens. Annexe:
Office, Shower Room, Garaging.**

Attractive four bedroom detached house (built 2012) with a detached two storey annexe that has a pitched tiled roof that provides accommodation with a shower room and garaging. Accommodation in the main house, which is set back from the road and is accessed via a 100 feet long driveway, is pleasantly light and spacious. Gardens run to the western and southern elevations of the property. The interior is finished to a high standard with features including attractive oak doors and a light and spacious kitchen / dining room that has a Shaker style fitted kitchen with integrated white goods.

NO UPWARD CHAIN



Wooden front door with sidelight window to: **LOBBY**: Space for shoes and coats.

Part glazed door to: **INNER HALL**: Under stairs storage cupboard. Stairs to first floor. Radiator. Door to: **CLOAKROOM**: W.C. and washbasin with tiled splashback. Radiator. Vinyl flooring.

Part glazed door from Hall to:



SITTING ROOM: A spacious and light room with window to front elevation and a bay window and French doors leading out to the pleasant rear garden. Radiator.

Part glazed door from Hall to:

KITCHEN/DINING ROOM: A range of Shaker style modern wall and floor units with roll edge work surfaces and inset one and half bowl sink and drainer unit set below a window overlooking the rear garden. Electric hob with extractor over. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Vinyl flooring. Worcester combi boiler providing for the domestic hot water and



central heating system.

An archway leads into the spacious dining room where there is ample space for a large dining table and chairs. A bay window and French doors lead out to the rear garden.

Stairs from Hall to: **FIRST FLOOR LANDING**: Window to side elevation. Storage cupboard with shelves for linens. Radiator.

MASTER BEDROOM: A spacious room with window to rear elevation. Radiator.



Door to: **EN-SUITE SHOWER ROOM:** W.C., washbasin and shower cubicle with power shower. Tiled walls and floor. Heated towel rail.



BEDROOM TWO: Window to front elevation. Radiator.



BEDROOM THREE: Window to rear elevation. Built-in wardrobes with hanging rail and shelf over. Radiator.



BEDROOM FOUR: Window to rear elevation. Radiator.

BATHROOM: Frosted window to front elevation. Suite comprising bath with shower attachment over, W.C. and washbasin. Heated towel rail. Tiled walls and floor.



GARDENS: The front garden is laid to lawn with a path to the front door and pathways to both side elevations with gates that provide access to the rear garden. The good size rear garden is mainly laid to lawn with a patio area and gates to both side elevations that provide access to the front of the property.

DETACHED TWO-STOREY ANNEXE:

With a pitched tiled roof, that provides a flexible accommodation area, with shower room and garaging. The annexe is accessed via a personal door from the rear garden or an up and over door from the front of the property.

SERVICES: We understand that all main services are connected to the property.

Yapton has a range of shops, school and play group, post office, village hall and recreation green. Barnham to the west offers a wider range of shops, bank and a main line railway station with services to London (Victoria 90 minutes, Chichester 8 minutes). The local city and towns of Chichester, Arundel and Littlehampton offer more comprehensive shopping and leisure facilities, theatre and recreational attractions. Within easy reach of the village are several golf courses, sailing at Chichester harbour, the horse racing courses at Goodwood and Fontwell, Goodwood motor racing circuit and aerodrome, some very good beaches and of course the South Downs which provide numerous opportunities for delightful walks.

NOTE: These details do not constitute either an offer or a contract. Whilst every care has been taken in their preparation, they may still contain inaccuracies and therefore any intending purchasers must rely on their own inspections and enquiries. Any fixtures, fittings or appliances referred to in these details have not been tested and therefore no guarantee can be given that they are in working order. The measurements given are approximate. Some archive photos have been used in the preparation of this brochure.

**VIEWING: Strictly by appointment
with owner's sole agent**

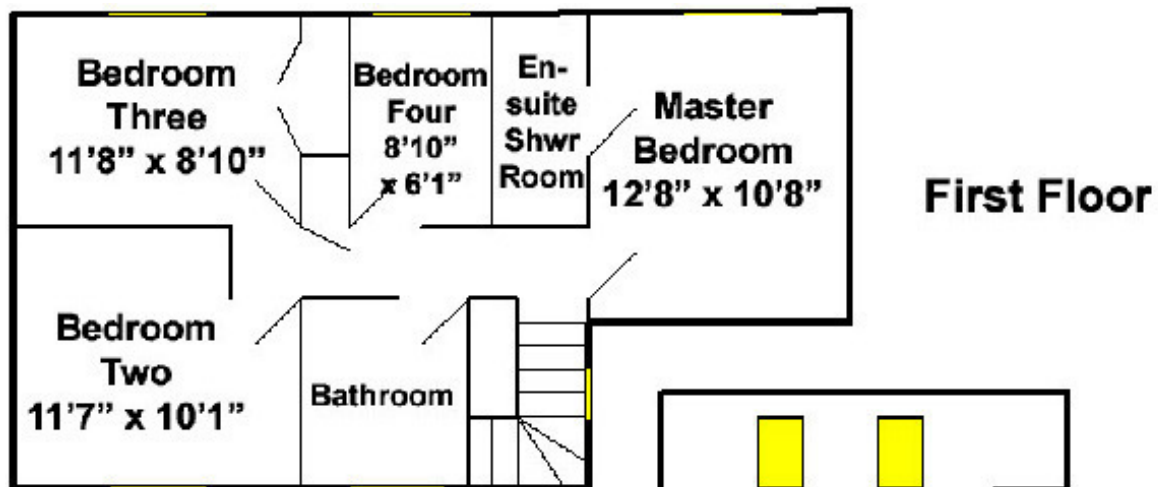
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**Floor plan
not to exact
scale**

