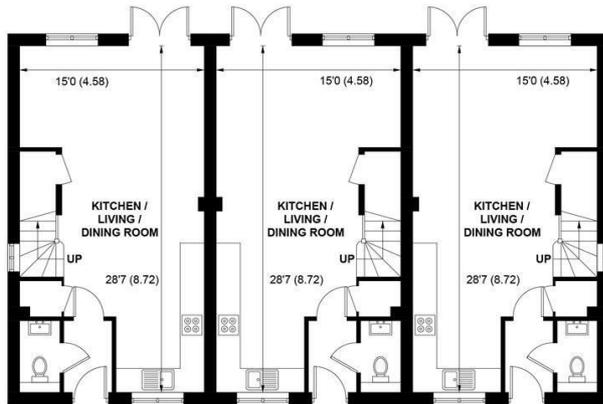


*SW*

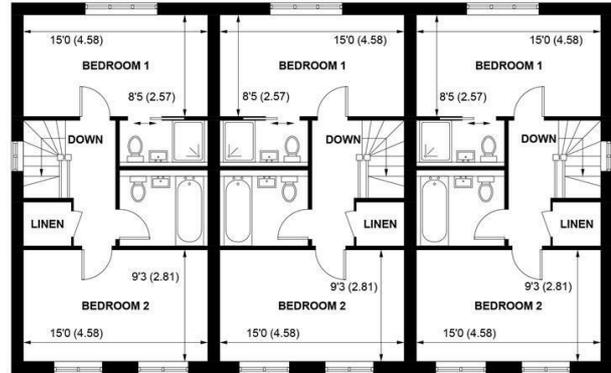
Sims Williams



PLOT 18, BONHAM'S FIELD, YAPTON ROAD, YAPTON, WEST SUSSEX, BN18 0DX



**PLOT 16,17,18 - GROUND FLOOR**



**PLOT 16,17,18 - FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 2596 SQ FT / 241.2 SQ M**

**1 UNIT = 865 SQ FT / 80.4 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©**

**Produced for Sims Williams**

# £320,000 Freehold

PLOT 18, BONHAM'S FIELD,  
YAPTON ROAD, YAPTON,  
WEST SUSSEX, BN18 0DX

- 2 Bedroom House
- End of Terrace
- Limited Availability
- Open Plan Living / Kitchen Area
- Neff Integrated Appliances
- Ensuite & Family Bathroom
- Stamp Duty Incentive
- Flooring Included
- 2 Parking Spaces

## EPC RATING

Current =  
Potential =

## COUNCIL TAX BAND

Band = New Build

Bonham's Field is an exciting development of 2, 3 and 4 bedroom homes in Yapton. The development also includes an attractive courtyard of 2 and 3 bedroom, barn style bungalows. Bonham's Field is located in a semi rural location within easy reach of Yapton Village with its range of amenities including schools, shops and transport and is less than 2 miles away from Barnham with its mainline station with London and coastal services.

The Birdham is an end of terrace house. The ground floor consists of an open plan living / kitchen area with a cloakroom. The Stylish Contemporary Kitchen is from Sylvarna Kitchen Design Studio and has Neff Integrated Appliances included.

On the first floor, there is the master bedroom with en-suite and a further double bedroom. The bathroom is fitted with Contemporary White Roca Sanitaryware with Chrome Fittings.

Outside, there are landscaped gardens to the front of the property and the rear garden is finished with

turf. The Birdham has two off road parking spaces.

Bonham's Field are traditionally designed houses by local developer Seaward Properties. There is an annual Estate Charge of £190.00 (estimated).

## New Homes Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Images shown may be from previous developments and are just an indication for illustrative purposes only.

## Directions

Travelling West from Arundel on the A27. After 3 miles take the left turning signposted B2132 (Walberton / Yapton). After 4.3 miles, turn right at the mini roundabout towards Barnham. Bonham's Field and The Courtyard can be found 200 meters on the right hand side.

