

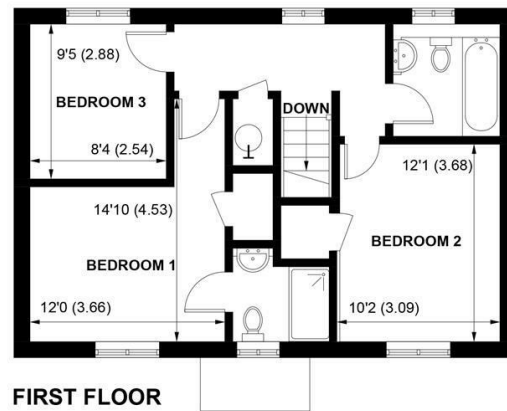
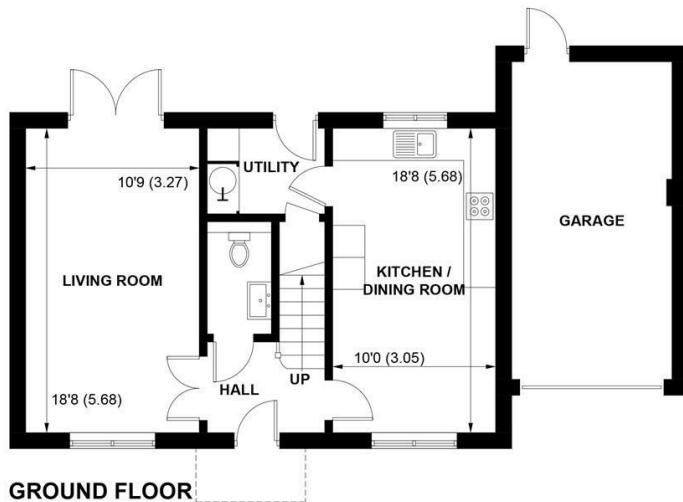
SW

Sims Williams



PLOT 31, BONHAM'S FIELD, YAPTON ROAD, YAPTON, WEST SUSSEX, BN18 0DX





**APPROXIMATE GROSS INTERNAL AREA = 1083 SQ FT / 100.6 SQ M  
(EXCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

# £449,950 Freehold

**PLOT 31, BONHAM'S FIELD,  
YAPTON ROAD, YAPTON,  
WEST SUSSEX, BN18 0DX**

- Stamp Duty Incentive
- Detached 3 Bedroom House
- 1083 Sq Ft
- Stylish Sylvarna Kitchen
- Neff Integrated Appliances
- Utility Room
- Carpets & Flooring Included
- Master Bedroom & En-Suite
- Landscaped Front & Turfed Rear Garden

## **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 Graffham is a detached family home with good ground floor accommodation comprising of a bright, dual aspect Living room with doors that open out onto the rear garden. There is a Kitchen / Dining Room with a separate Utility and a downstairs cloakroom. The Stylish Contemporary Kitchen is from Sylvarna Kitchen Design Studio and has Neff Integrated Appliances included. Customise your new home with colour choices and a range of extras and upgrades (subject to build stage at time of reservation).

On the first floor, there are 3 bedrooms with the master having an en-suite. The family 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 Graffham

has a single garage, off road parking and a car charging point.

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.

