



PLOT 53, BONHAM'S FIELD, YAPTON ROAD, YAPTON, WEST SUSSEX, BN18 0DX

## WALBERTON OFFICE

5 Maple Parade  
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BN18 0PR

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# £385,000 Freehold

**PLOT 53, BONHAM'S FIELD,  
YAPTON ROAD, YAPTON,  
WEST SUSSEX, BN18 0DX**

- Stamp Duty Incentive
- Barn Style Bungalow
- 848 Sq Ft
- Stylish Sylvarna Kitchen
- Neff Integrated Appliances
- All Flooring Included
- 2 Bedrooms
- Large Turfed Rear Garden
- Two Allocated Parking Spaces

## **EPC RATING**

Current =  
Potential =

## **COUNCIL TAX BAND**

Band = New Build

The Courtyard in Yapton is a charming collection of fifteen 2 and 3 bedroom barn style bungalows in a self-contained courtyard setting, forming part of the Bonham's Field development. Yapton is a friendly rural village with a selection of local shops, convenience stores and a traditional butcher. The large village hall is a great local resource, offering a wide range of activities for everyone in the local community.

The Etchingham is a barn style bungalow with a large Kitchen / Living / Dining Room that has double doors that open out onto the large, turfed rear garden. The bungalow benefits from a Stylish Contemporary Kitchen from Sylvarna Kitchen Design Studio. Included in the kitchen is a High Quality Oven, Hob & Extractor, Fridge Freezer, Washer Dryer and Dishwasher.

There are two good sized bedrooms and the family bathroom is fitted with Contemporary White Roca Sanitaryware with Chrome Fittings, Ceramic wall tiles by Porcelanosa and vinyl flooring.

Outside, there is a large garden finished with turf to allow you to customise to your gardening preferences. There is a shed and there are two allocated parking spaces for The Etchingham with use of a communal car charging point.

The Courtyard and Bonham's Field are traditionally designed homes by local developer Seaward Properties.

### **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.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368  
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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