

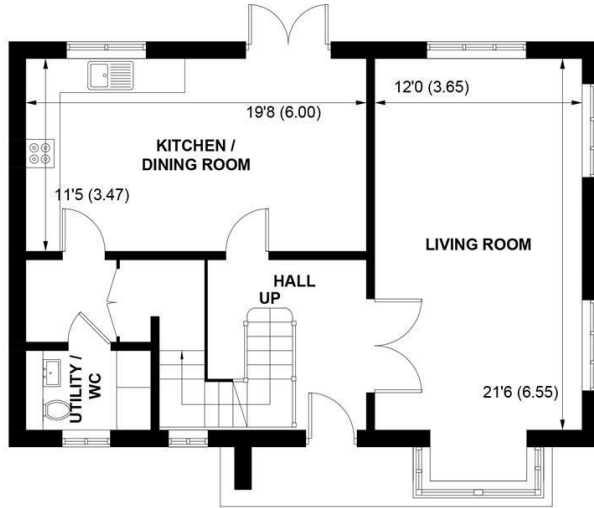
The logo consists of the letters 'S' and 'W' in a stylized, cursive, gold-colored font, set against a dark blue square background.

Sims Williams

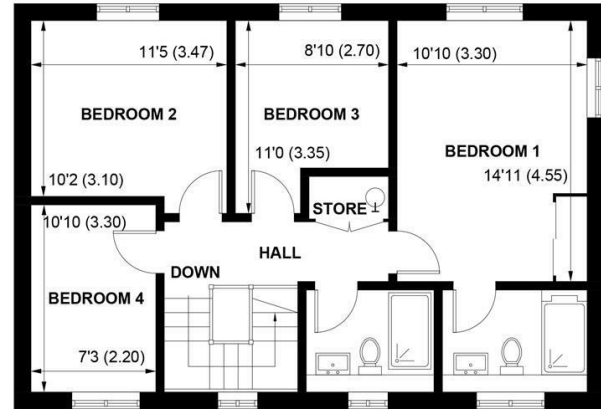


PLOT 27, BONHAM'S FIELD, YAPTON ROAD, YAPTON, WEST SUSSEX, BN18 0DX





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1395 SQ FT / 129.6 SQ M**

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

# £572,500 Freehold

## PLOT 27, BONHAM'S FIELD, YAPTON ROAD, YAPTON, WEST SUSSEX, BN18 0DX

- Detached New Build House
- 1395 Sq Ft
- Stylish Sylvarna Kitchen
- Neff Integrated Appliances
- Flooring Included
- Principle Bedroom & En-Suite
- 3 Further Bedrooms
- Front & Turfed Rear Garden
- Double Garage & Parking

### 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 Arundel is a detached family home with good ground floor accommodation comprising of a bright Living room, Stylish Contemporary Kitchen / Dining Room which has doors that open out onto the rear garden. There is a separate utility/cloakroom.

On the first floor, there are 4 bedrooms with the master having an en-suite. The family bathroom is fitted with Contemporary White Roca Sanitaryware with Chrome Fittings.

Outside, there are gardens to the front and rear of the property . The Arundel has a double garage with off road parking

Bonham's Field are traditionally designed houses by local developer Seaward Properties. The homes benefit from a Stylish Contemporary Kitchen from Sylvarna Kitchen Design Studio with High Quality Electric Oven, Gas Hob &

Extractor. Customise your new home with colour choices and a range of extras and upgrades (subject to build stage at time of reservation).

#### 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.

