



54 Linseed Way, Yapton, Arundel, BN18 0GJ

£415,000

- Modern Three Bedroom Detached House
- Detached Garage & Driveway Parking
- Feature 16'9 Kitchen/Diner with French Doors onto Rear Garden
- Ground Floor Cloakroom
- Constructed by Bovis Homes in 2020
- Electric Car Charging Point & Solar Panels
- Village Location Situated Close to Shops, Schools, Amenities & Local Park
- Sought After 'Yapton View' Development
- Generous South/East Facing Rear Garden
- 13'6 x 9'6 Master Bedroom with En Suite

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A modern and spacious three-bedroom detached home, built by Bovis Homes in 2020 and situated on the sought-after 'Yapton View' development. This impressive property offers contemporary living throughout, with a standout 16'9" kitchen/diner featuring French doors that open directly onto the generous south/east facing rear garden—perfect for family living and entertaining.

The spacious accommodation also includes a welcoming entrance hall, ground floor cloakroom, and a well-proportioned separate lounge. Upstairs, the 13'6" x 9'6" master bedroom enjoys its own en-suite, accompanied by two further good-sized bedrooms and a modern family bathroom.

Externally, the home benefits from a detached garage, driveway parking, an electric car charging point, and solar panels, adding both convenience and energy efficiency.

Ideally located within a friendly village setting, the property is just a short distance from local shops, schools, amenities, and a park, making it perfect for families and professionals alike.



Council Tax Band: D

Tenure: Freehold



KITCHEN/DINER

16'9 x 9'7

LOUNGE

11'9 x 10'8

**GROUND FLOOR
CLOAKROOM**

5'9 x 4'7

BEDROOM ONE

13'6 max x 9'6

ENSUITE

6'4 x 5'1

BEDROOM TWO

9'9 x 9'6

BEDROOM THREE

11'3 max x 7'02

FAMILY BATHROOM

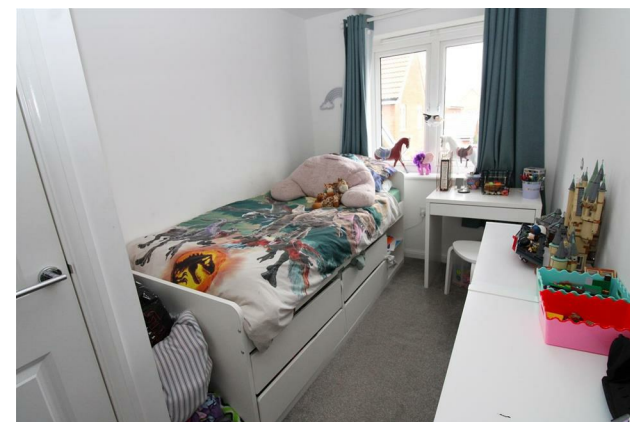
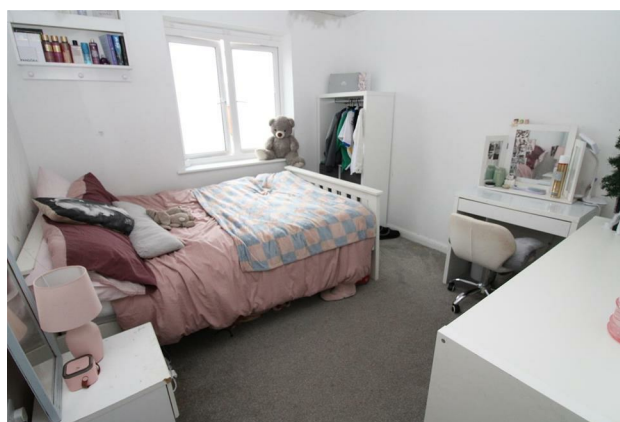
7 x 6'2

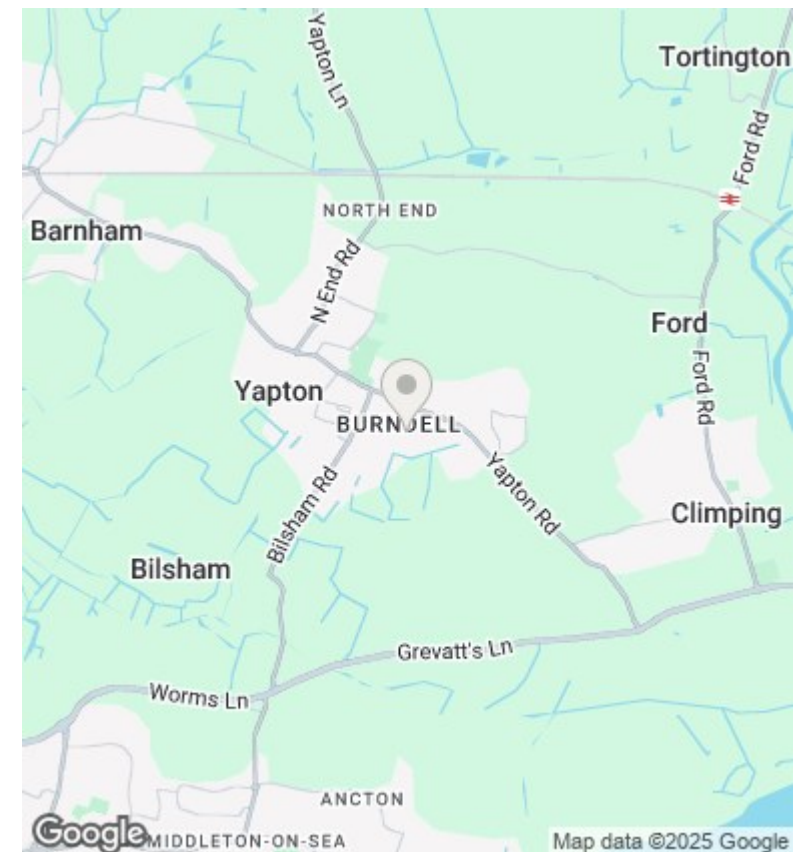
GARAGE

19'9 x 10'4

ESTATE FEE

Approx £240 pa





Yapton is a welcoming semi-rural village set between the South Downs and the Sussex coastline, offering an appealing blend of countryside charm and modern convenience. The village has a traditional centre with everyday essentials including local shops, a well-regarded primary school, cosy pubs and community facilities, giving it a strong and friendly neighbourhood feel.

Excellent transport links make Yapton particularly attractive for commuters and families alike, with easy access to nearby towns such as Arundel, Chichester and Littlehampton, as well as good road and rail connections to Brighton, Portsmouth and London. Surrounded by open fields, scenic footpaths and historic landmarks, the area is ideal for those who enjoy outdoor living, while the beaches of the south coast are just minutes away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	91	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.