



42 Fellows Gardens, Yapton

A stunning example of an immaculately presented family home with garage and ample off road parking.



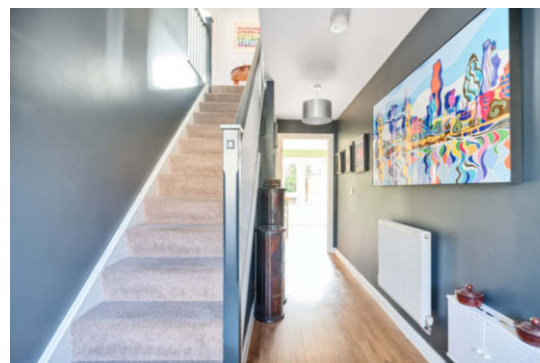
- ▶ **Detached 1,667 sqft family house including garage**
- ▶ **Four double bedrooms**
- ▶ **Electric car charging point**
- ▶ **Close to local amenities**
- ▶ **Modern 28ft kitchen/diner**
- ▶ **En-suite shower room & family bathroom**
- ▶ **Landscaped south facing rear garden**

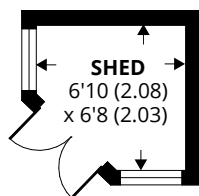
An immaculately presented modern family house situated in the quiet village of Yapton close to local schools and amenities. Constructed by Bellway in 2015, this executive home has a real sense of space and style throughout offering wonderful open plan living.

Once inside you are greeted by a light and spacious entrance hall leading to the through lounge, kitchen/diner. The lounge is flooded light via a large window overlooking the front of the property which has white plantation shutters. The current vendors have knocked through creating a open feel flowing into the kitchen dinner. Across the rear of the property is a stylish and modern kitchen/diner with French doors out to the garden. There is plenty of space for a large family dining table and the kitchen has a range of integrated appliances with space for white goods. Stairs lead up to a generous landing with all four bedrooms being large doubles. The main bedroom has built-in wardrobes and a fully tiled en-suite shower room. The family bathroom is fully tiled and has a white suite with shower over the bath and stainless steel heated towel rail.

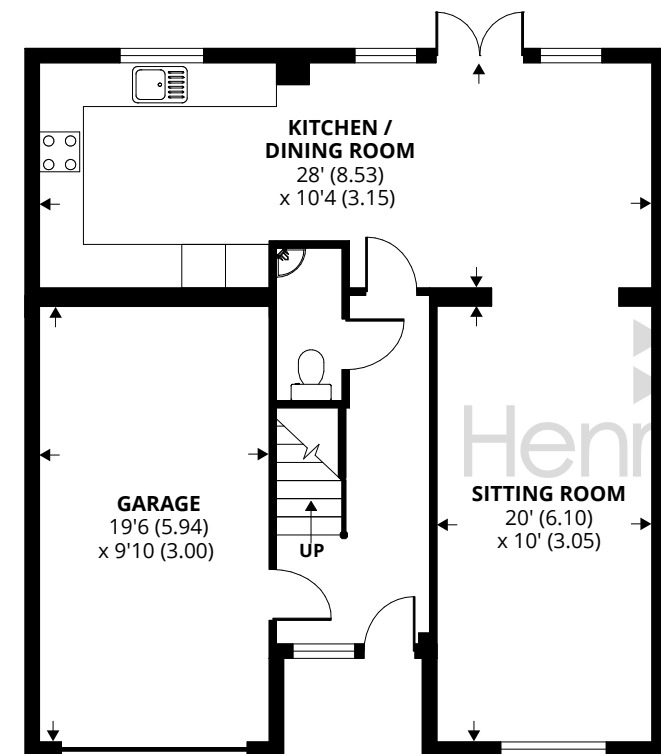
The sunny south facing rear garden has been landscaped with solid oak raised beds, patio area and shed. To the front of the property there is parking for up to three cars on the drive with the addition of an electrical car charging point.

Arun District Council - 24/25 Tax Band E £2,717.74

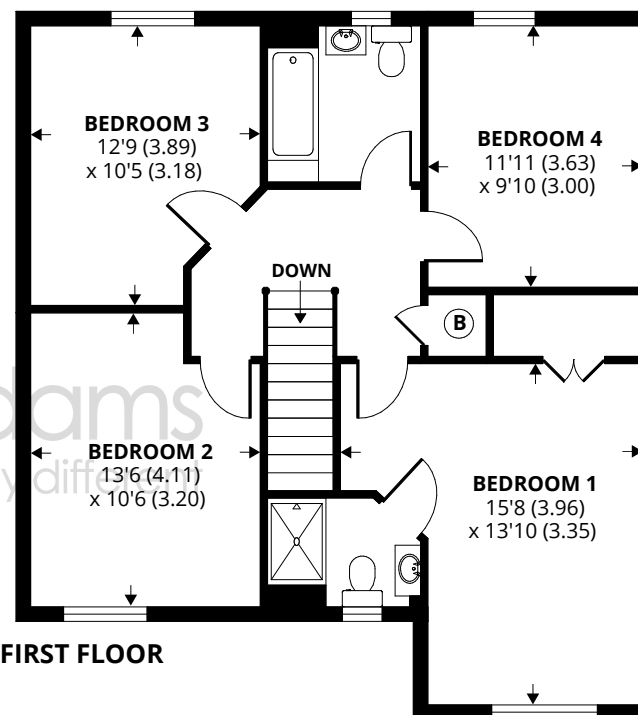




OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1628 sq ft / 151.2 sq m (includes garage)

Outbuilding = 39 sq ft / 3.6 sq m

Total = 1667 sq ft / 154.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The village of Yapton offers a range of local shops, church, village hall and school. Further amenities can be found in Barnham including a mainline railway station to London Victoria. Nearby is Fontwell racecourse offering a season of jump horse racing whilst to the north west Goodwood is famous for its many event days. Yapton is situated between the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre and the historic town of Arundel. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs National Park.

Directions

Proceed east on the A27 towards Arundel and at the Fontwell roundabout take the third exit onto Fontwell Avenue. Upon reaching the next roundabout take the first exit to Barnham (B2233). Continue through Barnham and on to Yapton. Proceed straight across the first roundabout and second roundabout in to Burndell Road (B2233). Take the first turning on the right into Fellow Gardens and follow the road round to the left and the property will be on the right. [what3words -scrapping.period.pints](https://www.what3words.com/scrapping.period.pints)

