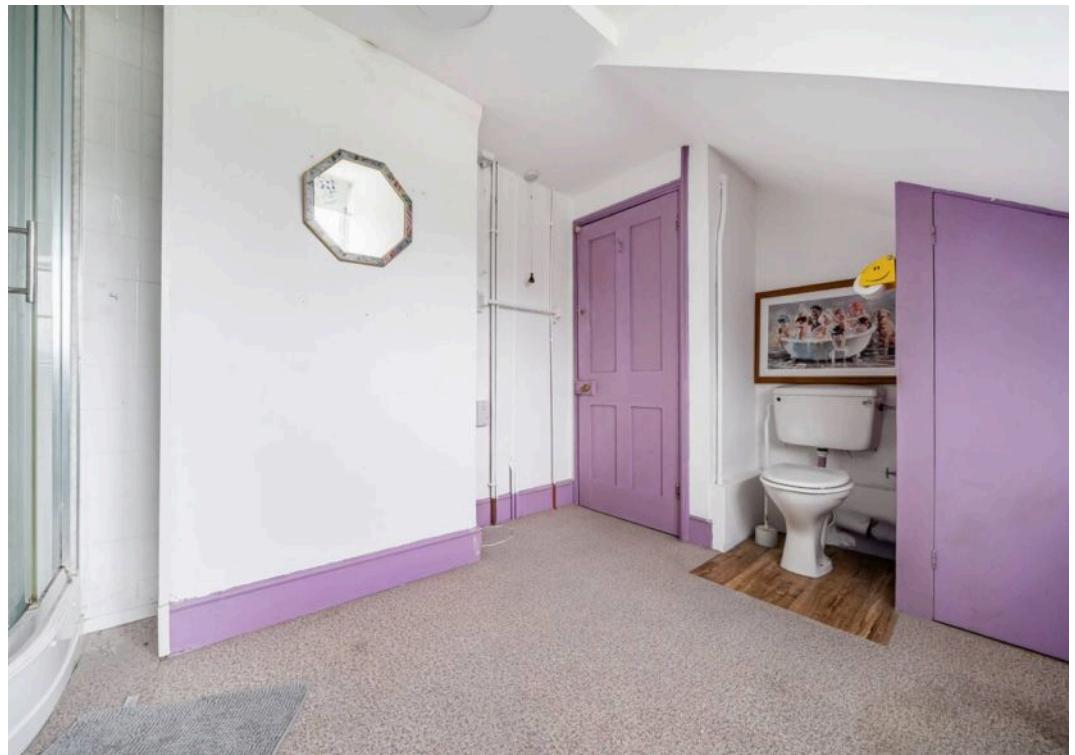




Yapton Lodge, North End Road, Yapton, BN18 0DT

Guide Price £540,000

 **Henry Adams**
estate agents



Yapton Lodge, Yapton

A charming detached period home.

- Charming character cottage
- Versatile accommodation
- Modernisation required
- Ground floor shower room/WC
- Three bedrooms
- Three reception rooms and useful basement
- Spacious bath/shower room
- Good size garden
- Garage and driveway
- Chain free

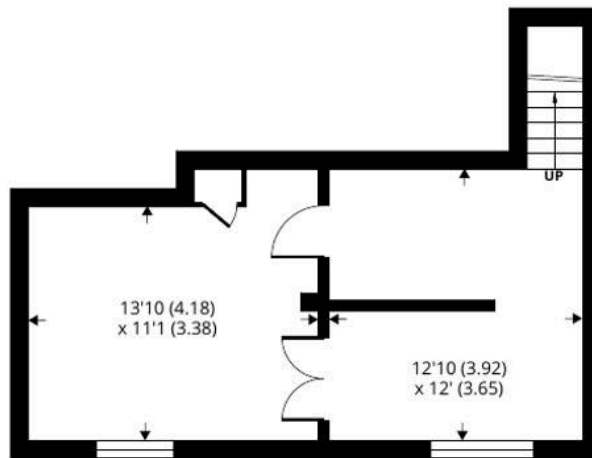
Step into this charming character cottage, believed to date back to the 1800s, beautifully blending period charm with versatile living.

The property offers three well-proportioned bedrooms and three inviting reception rooms, providing flexible accommodation to suit a variety of lifestyles. A ground floor shower room/WC adds convenience, while the spacious family bath/shower room ensures comfort upstairs. An additional feature is the useful basement, ideal for storage or creative use.

The good-sized garden is perfect for relaxing or entertaining and there is a garage for secure parking. The property is also offered with the benefit of no forward chain.

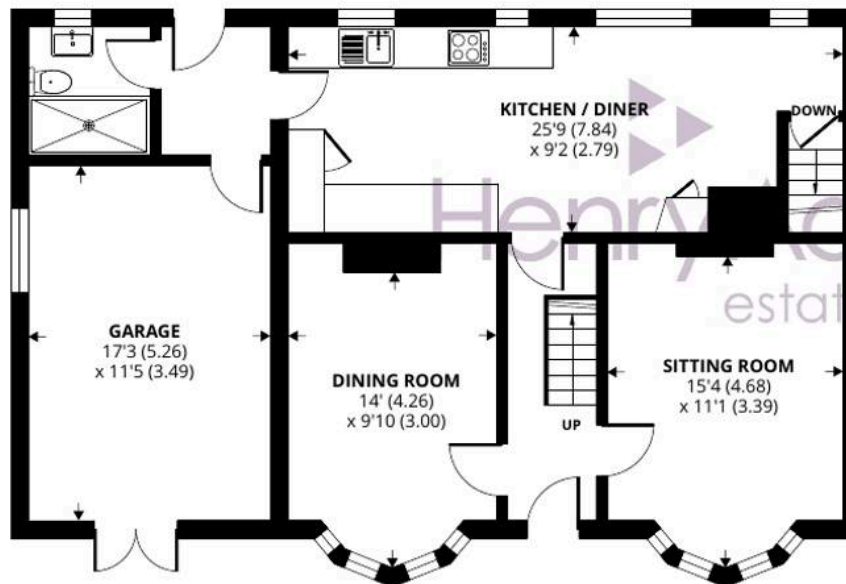






BASEMENT FLOOR

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1582 sq ft / 146.9 sq m
 Limited Use Area(s) = 75 sq ft / 6.9 sq m
 Garage = 192 sq ft / 17.8 sq m
 Total = 1849 sq ft / 171.6 sq m

For identification only - Not to scale



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 including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of flat horse racing including the Qatar Goodwood Festival. Barnham 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 new South Downs National Park.

Directions - From Chichester proceed east on the A27. At the Fontwell roundabout take the third exit into Fontwell Avenue (A29) and proceed to the end turning left at the mini roundabout, signposted to Barnham (B2233). Proceed through Barnham and on to Yapton. On entering Yapton turn left into North End Road and after approximately half a mile, Yapton Lodge is on the left. What3words - nappy.costumed.goose

Arun District Council - 25/26 Tax Band F £3,369.87 EPC-G

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

