



**Guide Price**  
**£325,000**

**Freehold**

3x  2x  2x 

**Neptune Way, Yapton,  
Arundel, West Sussex,  
BN18**

**OVER 60?**

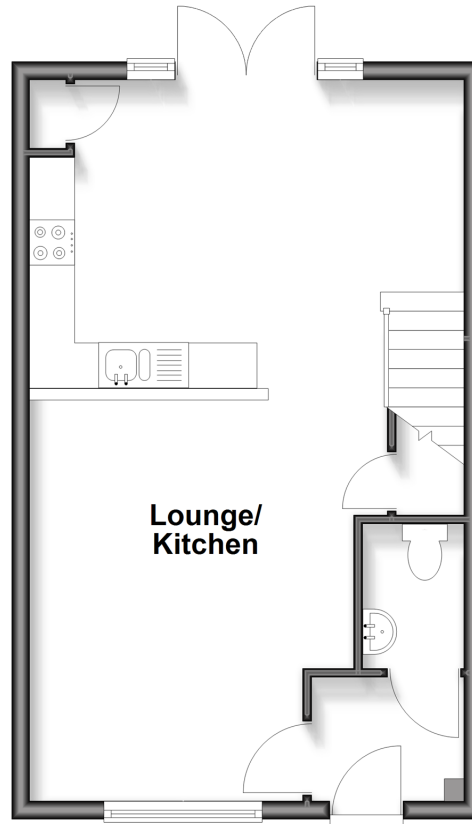
Secure this property  
for up to **59% less!**

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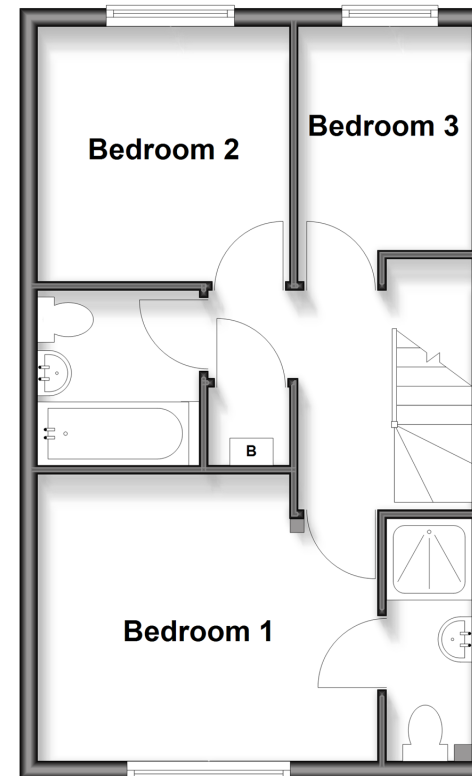
## Ground Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



## First Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



## Accommodation

### GROUND FLOOR

Kitchen / Diner Area: 15'10 x 11'2 (4.83m x 3.41m)

Entrance Hall

Cloakroom: 5'1 x 3'8 (1.55m x 1.12m)

Lounge: 15'6 x 12'10 (4.73m x 3.91m)

Kitchen / Diner: 15'10 x 11'2 (4.83m x 3.41m)

### FIRST FLOOR

Landing

Bedroom 1: 12'4 x 8'3 (3.76m x 2.52m)

En Suite Shower Room

Bedroom 2: 9'2 x 9'1 (2.80m x 2.77m)

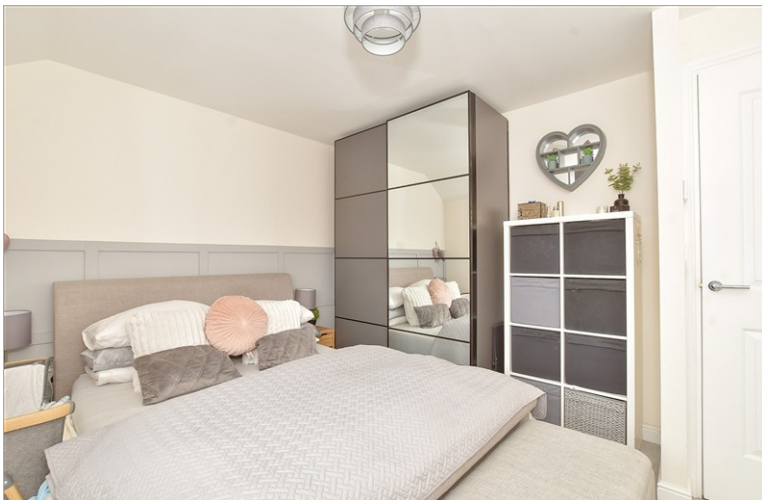
Bedroom 3: 8'1 x 6'5 (2.47m x 1.96m)

Family Bathroom: 6'1 x 6'1 (1.86m x 1.86m)

### OUTSIDE

Front & Rear Gardens

2 Allocated Parking Spaces



## Main features

- Contemporary "Redrow" built home with remainder of NHBC warranty
- Spacious and bright open-plan ground floor accommodation
- En suite shower room to principle bedroom
- Landscaped, sunny rear garden, extended patio ideal for entertaining
- Private parking for two cars with electric vehicle charging point



### Nearest Schools

Primary Schools: Yapton CofE Primary 0.3 miles, Walberton and Binsted CofE Primary 1.4 miles, Barnham Primary 1.5 miles

Secondary Schools: St Philip Howard Catholic High



### Transport Information

Train Stations: Ford 1.3 miles, Barnham 1.4 miles, Littlehampton 2.9 miles



### Address

Neptune Way, Yapton, Arundel, West Sussex, BN18



### Directions

For directions to this property please contact us.





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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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