



Price
£275,000

Freehold

2x  2x  1x 

**Navigation Drive,
Yapton, Arundel, West
Sussex, BN18**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Exceptionally generous, sunny, rear garden
- Patio and additional decked seating area
- Double bedrooms including en suite shower room
- Private driveway
- Excellent EPC rating 'B' making this an affordable and efficient home

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 8'8 x 8'8 (2.64m x 2.64m)

Lounge / Dining Room: 15'3 at widest point x 8'8 (4.65m x 2.64m) narrowing to 12'4 at narrowest point x 7'3 (3.76m x 2.21m)

Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom 1: 11'9 x 8'11 (3.58m x 2.72m)

En Suite Shower Room

Bedroom 2: 9'2 x 8'4 (2.80m x 2.54m)

Bathroom

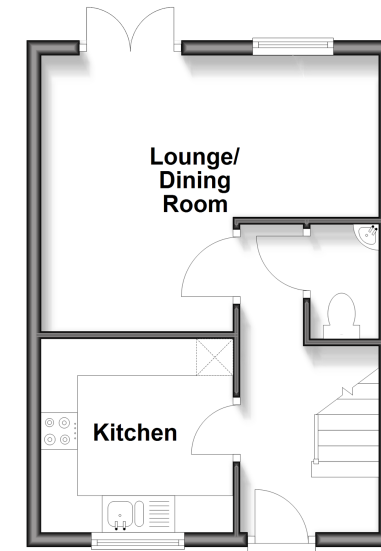
OUTSIDE

Front & Rear Gardens

Driveway Parking

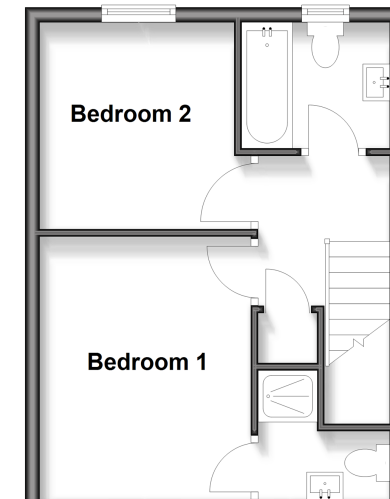
Ground Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



Call Arundel - 01903 884420 ■ cubittandwest.co.uk

■ 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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