



42 Fellows Gardens, Yapton

Guide Price £485,000

 Henry Adams
estate agents



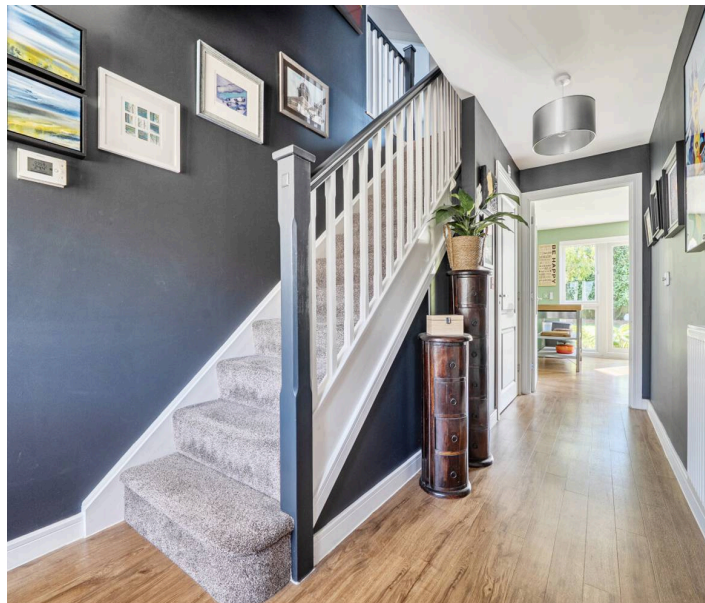
42 Fellows Gardens

- Detached Family House
- 1,667 Sq Ft including Integral Garage
- Modern 28ft Kitchen/Dining Room
- 4 Double Bedrooms & 2 Bath/Showers
- Landscaped, South Facing Rear Garden
- Garage with Electric Door
- Driveway with EV Charging Point
- Quiet Cul-de-Sac Location
- Close to Village Amenities

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.

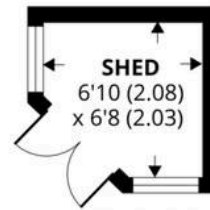
Once inside you are greeted by a light and spacious entrance hall leading to the through lounge, kitchen/diner. The lounge is flooded light via a large window overlooking the front of the property which has white plantation shutters. The current vendors have knocked through creating a open feel flowing into the kitchen/diner. 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.

Service Charge: We understand there is a service charge of £35 per month.

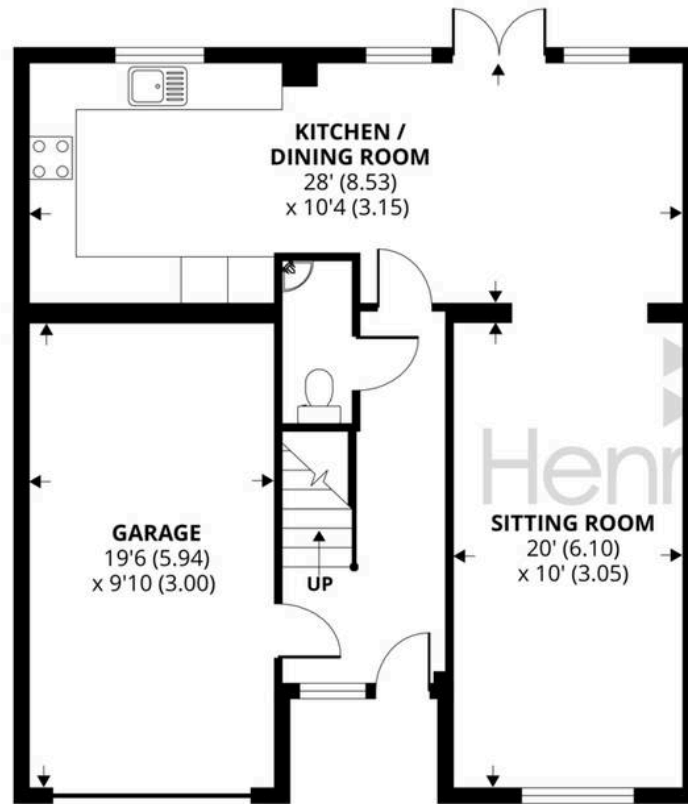




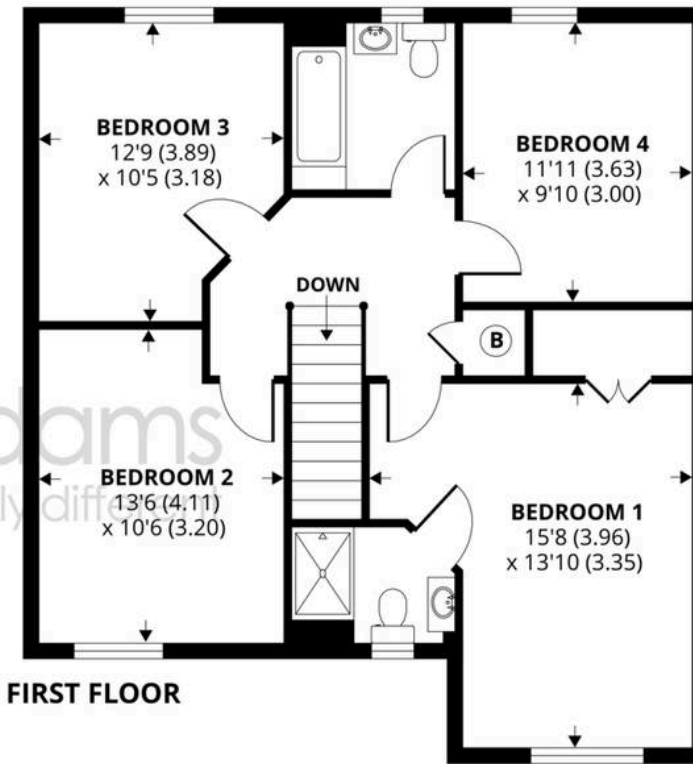




OUTBUILDING



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

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.

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.

What3Words ///crop.according.focus

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.